SMITH/HAWKS
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VIA HAND DELIVERY

December 11, 2025

James Singelyn, Acting Planning Director
City of Key West Planning Department
1300 White Street
Key West, FL 33040

Re: **Monroe County School District and Lofts at Trumbo, LTD. – Application for Major Development Plan**

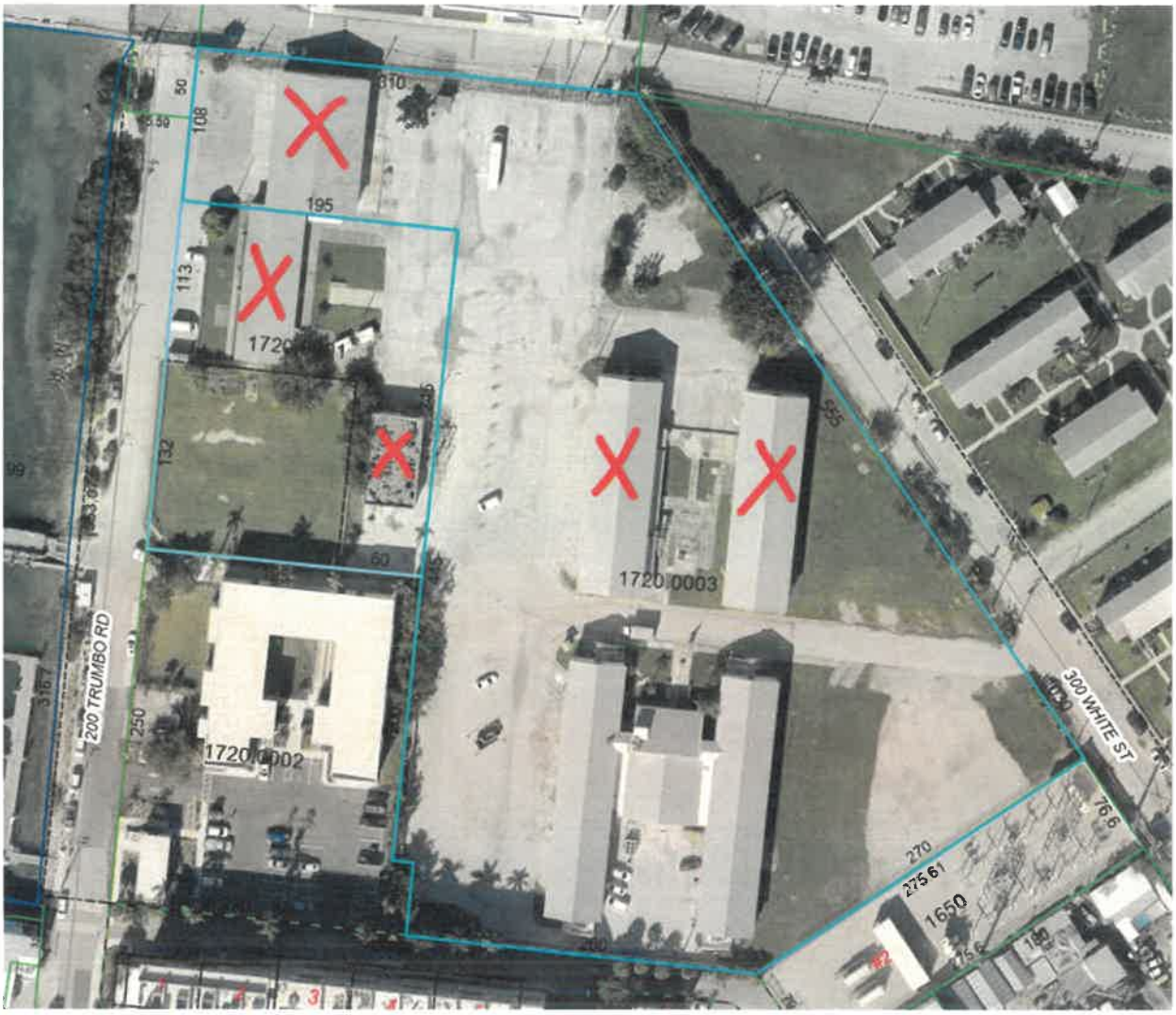
Dear Katie,

Enclosed please find Monroe County School District ("**Owner**") and Bahama Village Community, LTD., a Florida limited partnership ("**Developer**", and together with Owner, collectively, the "**Applicant**") Application for Major Development Plan for the development of one hundred fifty (150) affordable housing units on real property totaling approximately 5.91 acres with a current address of 240 White Street and 241 Trumbo Road, and more particularly described and sketched in the survey provided ("**Property**")

Pursuant to Chapter 108, Article II of the City of Key West Land Development Regulations ("**LDRs**"), Major Development Plan approval is required because the Property is in the historic district and the development proposed is more than five (5) units. Enclosed a check in the amount of $5,469.17 representing payment of the Major Development Plan application fee.

Existing Conditions

The Property currently has several existing buildings that are proposed to be demolished (marked in red below) and one school board administrative building that will remain. To the West of the Property is Trumbo Road and the Key West Bight. To the North of the Property is property owned by the United States government. To the East of the Property is property owned by the Housing Authority of the City of Key West Housing Authority known as Lang Milian Apartments. To the South of the Property are housing developments known as Railway Condominiums and Shipyard Condominiums.



* Buildings with red x are proposed to be demolished

Proposed Development

The proposed development is particularly shown in the enclosed i) Architectural Site Plans and Floor Plans prepared by Bold Line Design, Inc. ("**Architectural Plans**"), ii) Civil Site Plans prepared by Perez Engineering & Development, Inc. ("**Civil Plans**"), and iii) Landscape Plans prepared by Michael Flough Landscape Architect ("**Landscape Plans**" and with the Architectural Plans and Civil Plans, collectively, the "**Site Plans**").

The proposed development consists of a single three-sided building with one hundred fifty (150) affordable housing units with a total of 221 parking spaces. Of the 150 units, there are 41 1-bedroom units, 72 2-bedroom units, and 37 3-bedroom units proposed. As shown in the Architectural Plans, each unit will have a private open-air balcony. The project proposed also includes a dog park and a swimming pool for the residents.

Compliance with Land Development Regulations

The proposed development of affordable housing is consistent with the goals, objectives and policies of the City of Key West Comprehensive Plan ("**Comp Plan**") and the LDRs. The Property has 150 affordable units allocated to it as documented in Policy 1-1.17.1 of the Comp Plan. Please allow the following to serve as written support showing compliance with the LDRs as applicable to the project in the Historic Residential Commercial Core Key West Bight (HRCC-2) zoning district.

Density: The maximum residential density for affordable housing units in the HRCC-2 zoning district is 40 dwelling units per acre pursuant to Section 122-720(1) of the LDRs. The Property is 5.909 acres total, multiplied by 40 units/acre equals 236 units of density possible. 150 affordable housing units are proposed. Therefore, the proposal is compliant as to density.

Use: Multiple-family residential dwelling units is a use permitted as of right in the HRCC-2 zoning district. Therefore, no conditional use approval is necessary for the proposed development. This Application for Major Development Plan approval is required, pursuant to Chapter 108, Article II of the LDRs, because the Property is in the historic district and the development proposed is more than five (5) units.

Parking: According to Section 108-572 of the LDRs, one off-street parking space is required per multiple-family dwelling unit. As 150 multiple-family dwelling units are proposed, 150 parking spaces are required. As shown in the Site Plans, 221 parking spaces are proposed. Additionally, the proposal is compliant with Section 108-650 regarding handicapped parking because five (5) handicap spaces are proposed and five (5) are required.

Setbacks: The setback requirements in the HRCC-2 zoning district are as follows: Front – 10 feet, Side – 7.5 feet, Rear – 15 feet but ten when abutting an alley. All required setbacks are observed in the Site Plans proposed.

Height: The "Live Local Act" (as amended) enacted by the Florida legislature provides height exemptions for qualifying affordable housing projects, like the one proposed here. Fla. Stat. Sec. 166.04151(7)(D)(1) states that "[a] municipality may not restrict the height of a proposed development authorized under this subsection below the highest currently allowed, or allowed on July 1, 2023, height for a commercial or residential building located in its jurisdiction within 1 mile of the proposed development or 3 stories, whichever is higher." Further, Fla. Stat. Sec. 166.04151(7)(D)(2) provides, "[f]or a proposed development located within a municipality within an area of critical state concern as designated by s. 380.0552 or Chapter 28-36, Florida Administrative Code, the term "story" includes only the habitable space above the base flood elevation as designated by the federal emergency management agency in the most current flood insurance rate map. A story may not exceed 10 feet in height measured from finished floor to finished floor, including space for mechanical equipment, the highest story may not exceed 10 feet from finished floor to the top plate." This proposed development is three habitable stories above base flood elevation and meets the applicable definitions and requirements of Fla. Stat. Sec. 166.04151(7)(D)(2). Therefore, building proposed complies with the statutory height exemption.

Conclusion

Applicant respectfully requests that the Major Development Plan be granted to authorize the development of workforce affordable housing on the Property. Thank you for your consideration and assistance, and please do not hesitate to contact me with any questions.

Sincerely,

A.J. Davila

Anthony J. Davila

BWS/AJD/bg

Enclosures

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION

CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040
Phone: 305-809-3764
Website: www.cityofkeywest-fl.gov

Fees listed below include a $395.65 advertising/noticing fee and a $140.71 fire review fee where applicable. Any Major or Minor Development Plan returned to the Planning Board after initial approval willrequire a new application fee equivalent to one-half of the current fee schedule.

Development Plan and Conditional Use Application Fee Schedule	
Development Plan	
Minor Development Plan	
Within Historic District Total Application Fee	$ 5,000.00
Outside Historic District Total Application Fee	$ 6,000.00
Conditional Use Total Application Fee	$ 1,547.82
Extension Total Application Fee	$ 703.55
Major Development Plan Total Application Fee	$ 10,500.00
Conditional Use Total Application Fee	$ 1,547.82
Extension Total Application Fee	$ 703.55
Administrative Modification Fee	$ 1,021.03
Minor Modification Fee	$ 4,000.00
Major Modification Fee	$ 5,000.00
Conditional Use (not part of a development plan) Total Application Fee	$ 3,677.20
Extension (not part of a development plan) Total Application Fee	$ 703.55
Revision or Addition (not part of a development plan) Fee	$ 2,552.56

Applications will not be accepted unless complete

Development Plan	Conditional Use	Historic District
Major x	no	Yes x
Minor		No

Please print or type:

1) Site Address: 240 White Street and 241 Trumbo Road
2) Name of Applicant: The School Board of Monroe County
3) Applicant is:
   Property Owner: ____
   Authorized Representative: x
   (attached Authorization and Verification Forms must be completed)
4) Address of Applicant: 138 Simonton Street, Key West, FL
5) Applicant's Phone #: 305-296-7227 Email: ____
6) **Email Address**: aj@smithhawks.com / bart@smithhawks.com
7) Name of Owner, if different than above: Monroe County School District
8) Address of Owner: 241 Trumbo Road, Key West, FL

9) Owner Phone #: c/o 305-664-4675 Email: c/o dsmits@florida-law.com

10) Zoning District of Parcel: HRCC-2 RE# 00001720-000300 and 00001720-000100

11) Is Subject Property located within the Historic District? Yes x No

If Yes: Date of approval

HARC approval #

OR: Date of meeting January 28, 2026

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

Please see cover letter provided.

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

If Yes: Date of approval Resolution #

Attach resolution(s).

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

Yes x No

If Yes, describe and attach relevant documents.

There is a restriction on a 0.409 acre portion of the Property. The restriction is described in Paragraph 9 of the Quit Claim Deed provided and recorded in the Official Records Book1415, Page 0130. The restriction restricts the this piece of the Property to educational purposes until May 15, 2026. There is no development proposed on this piece of Property in this Application, as indicated in the Site Plans

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

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

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

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

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

Required Plans and Related Materials for both a Conditional Use and Minor/Major Development Plan

I. **Existing Conditions**.

A) Recent Survey of the site by a licensed Surveyor (Survey must be within 10 years from submittal date of this application) showing all dimensions including distances from property lines, and including:
   1) Size of site;
   2) Buildings, structures, and parking;
   3) FEMA Flood Zone;
   4) Topography;
   5) Easements; and
   6) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site.

B) Existing size, type and location of trees, hedges, and other features.
C) Existing stormwater retention areas and drainage flows.
D) A sketch showing adjacent land uses, buildings, and driveways.

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

A) Site Plan to scale of with north arrow and dimensions by a licensed architect or engineer.
   1) Buildings
   2) Setbacks
   3) Parking:
      a. Number, location and size of automobile and bicycle spaces
      b. Handicapped spaces
      c. Curbs or wheel stops around landscaping
      d. Type of pavement
   4) Driveway dimensions and material
   5) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site.
   6) Location of garbage and recycling
   7) Signs
   8) Lighting
   8) Project Statistics:
      a. Zoning
      b. Size of site
      c. Number of units (or units and Licenses)
      d. If non-residential, floor area & proposed floor area ratio
      e. Consumption area of restaurants & bars
      f. Open space area and open space ratio
      g. Impermeable surface area and impermeable surface ratio
      h. Number of automobile and bicycle spaces required and proposed

B) Building Elevations
   1) Drawings of all building from every direction. If the project is in the Historic District, please submit HARC approved site plans.
   2) Height of building.
   3) Finished floor elevations and bottom of first horizontal structure
   4) Height of existing and proposed grades

C) Drainage Plan: Existing & Proposed retention areas and calculations approved by the City Engineer. See one of the attached commercial and residential use Stormwater Retention Forms.

D) Landscape Plan: Size, type, location and number of plants to be removed, kept, and installed. The plan must be approved by the City Landscape Coordinator through a letter of approval. If the project is a Major Development Plan a landscape design prepared by a licensed Landscape Architect is required per Section 108-511(b) of the Land Development Regulations.

III. **Solutions Statement.** Aspects of the design that address community issues including but not limited to water pollution from stormwater runoff, potable water conservation, waste disposal, recycling, energy conservation, affordable housing, and impacts on neighbors such as lighting, noise, traffic and parking.

Development Plan Submission Materials

Sec. 108-226. Scope.
A development plan, for the purposes of this division, shall include but not necessarily be limited to the requirements in this division. With the exception of sections 108-227 through 108-229, the city planner may waive or modify requirements, information and specific performance criteria for development plan review after rendering a finding in writing that such requirements:

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

Sec. 108-227. Title block.
The development plan shall contain the following pertaining to the title block:

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

Sec. 108-228. Identification of key persons.
The development plan shall contain the following pertaining to identification of key persons:

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

Sec. 108-229. Project description.
Project description should be included on the site plan sheet. The development plan shall contain the following pertaining to the project description:

(1) Zoning (include any special districts).
(2) Project site size (acreage and/or square footage).
(3) Legal description.
(4) Building size.
(5) Floor area ratio permitted and proposed.
(6) Lot coverage permitted and proposed.
(7) Impervious surface.
(8) Pervious surface.
(9) Landscape areas.
(10) Parking spaces permitted and proposed.
(11) Delineation of location of existing and proposed structures.
(12) Existing and proposed development type denoted by land use including density/intensity.
(13) Setbacks.

Sec. 108-230. Other project information.

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

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

Sec. 108-231. Residential developments.

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

Sec. 108-232. Intergovernmental coordination.

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

(1) Provide proof of coordination with applicable local, regional, state and federal agencies, including but not limited to the following agencies that will be involved in the project:
    a. South Florida Regional Planning Council (SFRPC).
    b. City electric system (CES).
    c. State department of environmental protection (DEP).
    d. Army Corps of Engineers (ACOE).
    e. South Florida Water Management District (SFWMD).
    f. State department of transportation (DOT).
    g. State department of community affairs (DCA).
    h. Florida Keys Aqueduct Authority (FKAA).
    i. State fish and wildlife conservation commission (F&GC).
    j. The county.

(2) Provide evidence that any necessary permit, lease or other permission from applicable local, regional, state and federal agencies has been obtained for any activity that will impact wetland communities or submerged land.
(3) When intergovernmental coordination efforts are incomplete, the applicant shall provide evidence of good faith efforts towards resolving intergovernmental coordination issues.

CONDITIONAL USE CRITERIA

Sec. 122-61. Purpose and intent

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

Sec. 122-62. Specific criteria for approval.

(a) Findings. A conditional use shall be permitted upon a finding by the planning board that the proposed use, application and, if applicable, development plan complies with the criteria specified in this section, including specific conditions established by the planning board and or the city commission during review of the respective application in order to ensure compliance with the comprehensive plan and land development regulations. If the proposed conditional use is a major development pursuant to sections 108-165 and 108-166, the city commission shall renderthe final determination pursuant to section 122-63. A conditional use shall be denied if the city determines that the proposed use does not meet the criteria provided in this section and, further, that the proposed conditional use is adverse to the public's interest. An application for a conditional use shall describe how the specific land use characteristics proposed meet the criteria described in subsection (c) of this section and shall include a description of any measures proposed to mitigate against possible adverse impacts of the proposed conditional use on properties in the immediate vicinity.

(b) Characteristics of use described. The following characteristics of a proposed conditional use shall be clearly described as part of the conditional use application:

(1) Scale and intensity of the proposed conditional use as measured by the following:

a. Floor area ratio;
b. Traffic generation;
c. Square feet of enclosed building for each specific use;
d. Proposed employment;
e. Proposed number and type of service vehicles; and
f. Off-street parking needs.

(2) On- or off-site improvement needs generated by the proposed conditional use and not identified on the list in subsection (b)(1) of this section including the following:

a. Utilities;
b. Public facilities, especially any improvements required to ensure compliance with concurrency management as provided in chapter 94;
c. Roadway or signalization improvements, or other similar improvements;
d. Accessory structures or facilities; and
e. Other unique facilities/structures proposed as part of site improvements.

(3) On-site amenities proposed to enhance site and planned improvements. Amenities including mitigative techniques such as:

a. Open space;
b. Setbacks from adjacent properties;
c. Screening and buffers;
d. Landscaped berms proposed to mitigate against adverse impacts to adjacent sites; and
e. Mitigative techniques for abating smoke, odor, noise, and other noxious impacts

(c) Criteria for conditional use review and approval. Applications for a conditional use shall clearly demonstrate the following:

(1) Land use compatibility. The applicant shall demonstrate that the conditional use, including its proposed scale and intensity, traffic-generating characteristics, and off-site impacts are compatible and harmonious with adjacent land use and will not adversely impact land use activities in the immediate vicinity.

(2) Sufficient site size, adequate site specifications, and infrastructure to accommodate the proposed use. The size and shape of the site, the proposed access and internal circulation, and the urban design enhancements must be adequate to accommodate the proposed scale and intensity of the conditional use requested. The site shall be of sufficient size to accommodate urban design amenities such as screening, buffers, landscaping, open space, off-street parking, efficient internal traffic circulation, infrastructure (i.e., refer to chapter 94 to ensure concurrency management requirements are met) and similar site plan improvements needed to mitigate againstpotential adverse impacts of the proposed use.

(3) Proper use of mitigative techniques. The applicant shall demonstrate that the conditional use and site plan have been designed to incorporate mitigative techniques needed to prevent adverse impacts to adjacent land uses. In addition, the design scheme shall appropriately address off-site impacts to ensure that land use activities in the immediate vicinity, including community infrastructure, are not burdened with adverse impacts detrimental to the general public health, safety and welfare.

(4) Hazardous waste. The proposed use shall not generate hazardous waste or require use of hazardous materials in its operation without use of city-approved mitigative techniques designed to prevent any adverse impact to the general health, safety and welfare. The plan shall provide for appropriate identification of hazardous waste and hazardous material and shall regulate its use, storage and transfer consistent with best management principles and practices. No use which generates hazardous waste or uses hazardous materials shall be located in the city unless the specific location is consistent with the comprehensive plan and land development regulations and does not adversely impact wellfields, aquifer recharge areas, or other conservation resources.

(5) Compliance with applicable laws and ordinances. A conditional use application shall demonstrate compliance with all applicable federal, state, county, and city laws and ordinances. Where permits are required from governmental agencies other than the city, these permits shall be obtained as a condition of approval. The city may affix other conditions to any approval of a conditional use in order to protect the public health, safety, and welfare.

(6) Additional criteria applicable to specific land uses. Applicants for conditional use approval shall demonstrate that the proposed conditional use satisfies the following specific criteria designed to ensure against potential adverse impacts which may be associated with the proposed land use:

a. Land uses within a conservation area. Land uses in conservation areas shall be reviewed with emphasis on compliance with section 108-1 and articles III, IV, V, VII and VIII of chapter 110 pertaining to environmental protection, especially compliance with criteria, including land use compatibility and mitigative measures related to wetland preservation, coastal resource impact analysis and shoreline protection, protection of marine life and fisheries, protection of flora and fauna, and floodplain protection. The size, scale and design of structures located within a conservation area shall be restricted in order to prevent and/or minimize adverse impacts on natural resources. Similarly, public uses should only be approved within a wetland or coastal high hazard area V zone when alternative upland locations are not feasible on an upland site outsidethe V zone.

b. Residential development. Residential development proposed as a conditional use shall be reviewed for land use compatibility based on compliance with divisions 2 through 14 of article IV and divisions 2 and 3 of article V of this chapter pertaining to zoning district regulations, including size and dimension regulations impacting setbacks, lot coverage, height, mass of building, building coverage, and open space criteria. Land use compatibility also shall be measured by appearance, design, and land use compatibility criteria established in chapter 102; articles III, IV and V of chapter 108; section 108-956; and article II of chapter110; especially protection of historic resources; subdivision of land; access, internal circulation, and off- street parking; as well as possible required mitigative measures such as landscaping and site design amenities.

c. Commercial or mixed-use development. Commercial or mixed-use development proposed as a conditional use shall be reviewed for land use compatibility based on compliance with divisions 2 through 14 of article IV and divisions 2 and 3 of article V of this chapter pertaining to zoning district regulations, including size and dimension regulations impacting floor area ratio, setbacks, lot coverage, height, mass of buildings, building coverage, and open space criteria. Land use compatibility also shall be measured by appearance, design, and land use compatibility criteria established in chapter 102; articles I, II, IV and V of chapter 108; section 108-956; and article II of chapter 110; especially protection of historic resources; subdivision of land;access, pedestrian access and circulation; internal vehicular circulation together with access and egress to the site, and off-street parking; as well as possible required mitigative measures such as landscaping, buffering, and other site design amenities. Where commercial or mixed-use development is proposed as a conditional use adjacent to U.S. 1, the development shall be required to provide mitigative measures to avoid potential adverse impacts to traffic flow along the U.S. 1 corridor, including but not limited to restrictions on access from and egress to U.S. 1, providing for signalization, acceleration and deceleration lanes, and/or other appropriate mitigative measures.

d. Development within or adjacent to historic district. All development proposed as a conditional use within or

adjacent to the historic district shall be reviewed based on applicable criteria stated in this section for residential, commercial, or mixed use development and shall also comply with appearance and design guidelines for historic structures and contributing structures and/or shall be required to provide special mitigative site and structural appearance and design attributes or amenities that reinforce the appearance, historic attributes, and amenities of structures within the historic district.

e. Public facilities or institutional development. Public facilities or other institutional development proposed as a conditional use shall be reviewed based on land use compatibility and design criteria established for commercial and mixed-use development. In addition, the city shall analyze the proposed site location and design attributes relative to other available sites and the comparative merits of the proposed site, considering professionally accepted principles and standards for the design and location of similar community facilities and public infrastructure. The city shall also consider compliance with relevant comprehensive plan assessments of community facility and infrastructure needs and location impactsrelative to service area deficiencies or improvement needs.

f. Commercial structures uses and related activities within tidal waters. The criteria for commercial structures, uses and related activities within tidal waters are as provided in section 122-1186.

g. Adult entertainment establishments. The criteria for adult entertainment establishments are as provided in division 12 of article V of this chapter.

City of Key West
Planning Department
Verification Form
(Where Applicant is an entity)

I, Anthony Davila *(print name)*, in my capacity as Attorney *(print position; president, managing member)*

of Smith Hawks, PL *(print name of entity)*

being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

240 White Street and 241 Trumbo Road
Street address of subject property

I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that I am the Authorized Representative of the property involved in this application; that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct.

In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

A. J. Davila
Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this 12/11/2025 *(date)* by Anthony Davila *(Name of Applicant)*.

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

Notary's Signature and Seal

Jess Miles Goodall
Name of Acknowledger typed, printed or stamped

Commission Number, if any

JESS MILES GOODALL NOTARY PUBLIC MY COMMISSION EXPIRES 6-12-2027 STATE OF FLORIDA COMMISSION NUMBER HH 368287

CITY OF KEY WEST PLANNING DEPARTMENT
AUTHORIZATION FORM

I, Edward Tierney as Superintendent of the Monroe County School District authorize Smith Hawks, PL to be the representative of and act on the School Board of Monroe County's behalf before the City of Key West for the limited purpose of development application submittals related to the development of a portion of the real property assigned Parcel ID: 00001720-000300 otherwise known as 240 White St., Key West, FL 33040 and more particularly described in the attached **Exhibit "A-1."**

CCZ

Edward Tierney, Superintendent

12·11·25

Date

STATE OF FLORIDA

COUNTY OF MONROE

The foregoing instrument was acknowledged before me ✓ by personal appearance or ____ by remote online notarization this 11th day of December, 2025 by Edward Tierney, as Superintendent of the Monroe County School District who is [✓] personally known to me, or who [ ] has produced a _____ driver's license as identification.

Notary Public

Print Name: Lucina Rodriguez

My Commission expires:

LUCINA RODRIGUEZ
Notary Public-State of Florida
Commission # HH 698662
My Commission Expires
November 05, 2029

EXHIBIT A-1

A PARCEL OF LAND ON THE ISLAND OF KEY WEST, LYING IN SECTION THIRTY-ONE (31), TOWNSHIP SIXTY-SEVEN (67) SOUTH, RANGE TWENTY-FIVE (25) EAST, MONROE COUNTY, FLORIDA, DEPICTED FOR ILLUSTRATIVE PURPOSES AS 'PARCEL A' AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF GRINNELL STREET AND THE EASTERLY RIGHT-OF-WAY LINE OF TRUMBO ROAD; THENCE N05°47'10"E ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE OF TRUMBO ROAD FOR A DISTANCE OF 354.45 FEET TO THE SOUTHWEST PROPERTY CORNER OF THE NAVAL STATION ANNEX (ADVANCED UNDERSEA WEAPONS SCHOOL AREA); THENCE S84°03'59"E FOR A DISTANCE OF 210.00 FEET TO THE SOUTHWEST CORNER THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 751, AT PAGE 1569 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE N05°56'01"E ALONG THE WESTERLY BOUNDARY LINE OF THE SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 751, AT PAGE 1569 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, FOR A DISTANCE OF 50.00 FEET TO A POINT; THENCE N84°03'59"W ALONG THE SOUTHERLY BOUNDARY LINE OF THE SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 751, AT PAGE 1569 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, FOR A DISTANCE OF 15.00 FEET TO A POINT; THENCE N05°56'01"E ALONG THE WESTERLY BOUNDARY LINE OF THE SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 751, AT PAGE 1569 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, FOR A DISTANCE OF 200.00 FEET TO A POINT; THENCE N84°03'59"W FOR A DISTANCE OF 60.64 FEET TO THE SOUTHEAST CORNER THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 813, AT PAGE 2458 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE N05°47'10"E ALONG THE EASTERLY BOUNDARY LINE OF THE SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 813, AT PAGE 2458 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, FOR A DISTANCE OF 132.35 FEET TO A POINT; THENCE N84°12'50"W ALONG THE NORTHERLY BOUNDARY LINE OF THE SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 813, AT PAGE 2458 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, FOR A DISTANCE OF 135.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF TRUMBO ROAD; THENCE N05°47'10"E ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE OF TRUMBO ROAD FOR A DISTANCE OF 221.00 FEET TO THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 751, AT PAGE 1569 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE S83°40'54"E ALONG THE NORTHERLY BOUNDARY LINE OF THE SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 751, AT PAGE 1569 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, FOR A DISTANCE OF 310.00 FEET TO THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 751, AT PAGE 1569 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE S34°09'43"E ALONG THE NORTHEASTERLY BOUNDARY LINE OF THE SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 751, AT PAGE 1569 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, FOR A DISTANCE OF 460.00 FEET TO A POINT; THENCE N84°03'59"W FOR A DISTANCE OF 310.71 FEET TO A POINT; THENCE S05°56'01"W FOR A DISTANCE OF 249.03 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 751, AT PAGE 1569 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE N84°03'59"W ALONG SAID SOUTHERLY BOUNDARY LINE OF THE SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 751, AT PAGE 1569 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, FOR A DISTANCE OF 84.00 FEET BACK TO THE POINT OF BEGINNING. CONTAINING 167,241.33 SQUARE FEET OR 3.84 ACRES, MORE OR LESS.

QUITCLAIM DEED

(3)

PREAMBLE

This Quitclaim Deed is made this 14th day of May, 1996, between the City of Key West, Florida, ("GRANTOR"), and The School Board of Monroe County ("TRANSFEREE").

I. RECITALS

1. GRANTOR is owner of certain real property located in the City of Key West, Monroe County, State of Florida known as part of the former Naval Station Annex, Advanced Undersea Weapons School Area, and consisting of approximately 0.409 acres of land and improvements ("Portion"), which it received by Retransfer Instrument from The School Board of Monroe County dated July 7, 1980. The aforesaid Portion was previously part of a larger parcel of land conveyed by the UNITED STATES OF AMERICA to The School Board of Monroe County by Quitclaim Deed dated June 20, 1973 and recorded at Official Record Book 550, page 835 in the Office of the Clerk of the Circuit Court of Monroe County, Florida. The Retransfer Instrument conveying the Portion is recorded at Official Record Book 813, page 2458, in the Office of the Clerk of the Circuit Court of Monroe County, Florida.

2. The July 7, 1980 Retransfer Instrument conveyed the Portion subject to the terms, covenants, conditions, reservations and restrictions contained in the June 20, 1973 Quitclaim Deed from the UNITED STATES OF AMERICA to The School Board of Monroe County, Florida; including one such condition subsequent which requires that the City of Key West, as grantee of the Portion, its successors and

OR 1415 PAGE 0127

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assigns, must utilize the Portion continuously for a period of 30 years for educational purposes in accordance with the program and plan set forth in the City of Key West's application dated February 25, 1980, and approved by the Secretary of Health, Education, and Welfare, and for no other purpose. The June 20, 1973 Quitclaim Deed also contains a condition which requires that the City of Key West, as grantee of the Portion, not resell, lease, mortgage, or encumber, or otherwise dispose of any part of the Portion or interest therein except as authorized in writing by the Secretary of Health, Education, and Welfare or his successor in function.

3. The City of Key Wes now GRANTOR, desires to retransfer the aforesaid 0.409 acre Portion to The School Board of Monroe County, as TRANSFEREE, and, pursuant to the terms and conditions contained in the 1973 Quitclaim Deed and 1980 Retransfer Instrument, has requested the permission of the United States Department of Education ("Department"), as successor in function to the Department of Health, Education, and Welfare, to retransfer the aforesaid Portion to the TRANSFEREE.

4. The United States Department of Education has determined that retransfer of the Portion from the City of Key West, as GRANTOR, to The School Board of Monroe County, as TRANSFEREE, for its continued use and operation for educational purposes, is consistent with the intent of the 1973 Quitclaim Deed and 1980 Retransfer Instrument.

958701

5. Notice of the proposed retransfer of the 0.409 acre Portion from the City of Key West, as GRANTOR, to The School Board of Monroe County, as TRANSFEREE, was given to the Administrator of the General Services Administration and, by letter dated January 18, 1995, he interposed no objection thereto.

6. By Consent to Transfer Agreement, dated March 12, 1996, the Department, GRANTOR, and TRANSFEREE agreed to the retransfer of the 0.409 acre Portion from GRANTOR to TRANSFEREE subject to the terms, covenants, conditions subsequent, reservations, and restrictions contained in this Quitclaim Deed.

II. AGREEMENT

7. NOW, THEREFORE, GRANTOR, for and in consideration of the foregoing, the mutual agreements contained herein, the promises and covenants made in the Declaration of Covenant Agreement which is attached to this Quitclaim Deed as Attachment No. 1, and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby REMISE, RELEASE AND QUITCLAIM unto TRANSFEREE, its successors and assigns, all right, title and interest as the GRANTOR has in and to the 0.409 acre Portion.

8. TOGETHER WITH, all and singular, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, reminder and reminders, rents, issues and profits thereof and also all the estate, right, title, interest, property, possession, claims and demand whatsoever in law as well as in equity of the said GRANTOR, of, in, or to the aforesaid 0.409 acre

958701 PAGE 0129

Portion for every part and parcel thereof, except as herein otherwise expressly provided and except as the same or any thereof are herein reserved, conditioned, limited or restricted.

9. TO HAVE AND TO HOLD the 0.409 acre Portion unto the TRANSFEREE and its successors and assigns forever, PROVIDED, that this Quitclaim Deed is made and accepted upon, and subject to, each of those terms, covenants and conditions subsequent set forth in the 1973 Quitclaim Deed and 1980 Retransfer Instrument which shall be binding upon and enforceable against the TRANSFEREE, its successors and assigns with respect to the aforesaid Portion. PROVIDED FURTHER, that TRANSFEREE shall use the 0.409 acre Portion solely and continuously for a period of 30 years from date of this Quitclaim Deed for the educational purposes detailed in its application to the United States Department of Education dated November 6, 1995 and for no other purpose.

95701 RB 1415 PAGE 0130

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed as of the day and year first above written.

GRANTOR:

City of Key West, Florida
Acting by and through its
City Commission

Paul J. Cates
Acting City Manager
City of Key West, Florida

OFF REC 1415 PAGE 0131

ACKNOWLEDGEMENT

STATE OF FLORIDA)

MONROE COUNTY)

Date: 4-17, 1996

Then personally appeared before me the above named Paul Cates, _____ of the City of Key West, who acknowledged to me that he executed the foregoing instrument as his free act and deed in his said capacity and as the free act and deed of the City of Key West, Florida.

WITNESS MY HAND AND OFFICIAL SEAL, this 17 day of April, 1996.

Cheryl Smith
Notary Public

My Commission Expires: _____

Cheryl Smith
Notary Public, State of Florida
Commission No. CC 379544
My Commission Expires 06/06/98
1-800-3-NOTARY - Fla. Notary Service & Bonding Co.

958701

OFF REC 1132
958701

TRANSFEREE ACCEPTANCE

The School Board of Monroe County, by execution and acceptance of this Quitclaim Deed, hereby agrees to all the terms, covenants, conditions subsequent, and restrictions contained herein.

TRANSFEREE:

The School Board of Monroe County

Robert G. Walker
Superintendent of Schools
The School Board of Monroe County

TRANSFEREE ACKNOWLEDGMENT

STATE OF FLORIDA)

MONROE COUNTY)

Date: May 14, 1996

Then personally appeared before me the above named Robert G. Walker, Superintendent of Schools for The School Board of Monroe County, who acknowledged that he executed the foregoing instrument as his free act and deed in his said capacity and as the free act and deed of The School Board of Monroe County.

WITNESS MY HAND AND OFFICIAL SEAL, this 14th day of May, 1996.

Notary Public

My Commission Expires:

CHERYL D. ALLEN
MY COMMISSION # CC430147 EXPIRES
April 22, 1999
BONDED THRU TROY FAIN INSURANCE, INC.

Recorded in Official Records
of Monroe County, Florida
Record Verified
DANNY L. KOLHAGE
Clerk Circuit Court

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	00001720-000100
Account#	1001791
Property ID	1001791
Millage Group	12KW
Location Address	241 TRUMBO Rd, KEY WEST
Legal Description	KW PT TRUMBO ISLAND G12-2/5 OR550-835 OR813-2458 OR1415-127/32 (Note: Not to be used on legal documents.)
Neighborhood	32220
Property Class	PUBLIC SCHOOLS (8300)
Subdivision	
Sec/Twp/Rng	31/67/25
Affordable Housing	No

Owner

SCHOOL BOARD OF MONROE COUNTY
241 Trumbo Rd
Key West FL 33040

Valuation

		2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+	Market Improvement Value	$6,058,396	$6,058,396	$6,058,396	$6,058,396
+	Market Misc Value	$121,483	$121,483	$121,483	$121,483
+	Market Land Value	$3,837,097	$3,837,097	$3,837,097	$3,837,097
=	Just Market Value	**$10,016,976**	**$10,016,976**	**$10,016,976**	**$10,016,976**
=	Total Assessed Value	**$10,016,976**	**$10,016,976**	**$10,016,976**	**$10,016,976**
-	School Exempt Value	($10,016,976)	($10,016,976)	($10,016,976)	($10,016,976)
=	School Taxable Value	**$0**	**$0**	**$0**	**$0**

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	$3,837,097	$6,058,396	$121,483	$10,016,976	$10,016,976	$10,016,976	$0	$0
2023	$3,837,097	$6,058,396	$121,483	$10,016,976	$10,016,976	$10,016,976	$0	$0
2022	$3,837,097	$6,058,396	$121,483	$10,016,976	$10,016,976	$10,016,976	$0	$0
2021	$3,837,097	$6,058,396	$121,483	$10,016,976	$10,016,976	$10,016,976	$0	$0
2020	$3,837,097	$6,058,396	$121,483	$10,016,976	$10,016,976	$10,016,976	$0	$0
2019	$3,837,097	$6,058,396	$121,483	$10,016,976	$10,016,976	$10,016,976	$0	$0
2018	$3,837,097	$6,058,396	$121,483	$10,016,976	$10,016,976	$10,016,976	$0	$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
COMMERCIAL EXEMPT (100E)	47,775.00	Square Foot	0	0

Buildings

Building ID	39181	**Exterior Walls**	C.B.S.
Style		**Year Built**	1980
Building Type	PUBLIC SCHOOLS / 83C	**EffectiveYearBuilt**	2000
Building Name		**Foundation**	
Gross Sq Ft	17204	**Roof Type**	
Finished Sq Ft	17204	**Roof Coverage**	
Stories	3 Floor	**Flooring Type**	
Condition	AVERAGE	**Heating Type**	
Perimeter	1326	**Bedrooms**	0
Functional Obs	0	**Full Bathrooms**	0
Economic Obs	0	**Half Bathrooms**	0
Depreciation %	33	**Grade**	300
Interior Walls		**Number of Fire Pl**	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	17,204	17,204	1,326
TOTAL		**17,204**	**17,204**	**1,326**

Building ID	39182	**Exterior Walls**	MIN WOOD SIDING
Style		**Year Built**	1943
Building Type	PUBLIC SCHOOLS / 83C	**EffectiveYearBuilt**	1982
Building Name		**Foundation**	
Gross Sq Ft	6342	**Roof Type**	
Finished Sq Ft	6342	**Roof Coverage**	
Stories	1 Floor	**Flooring Type**	
Condition	AVERAGE	**Heating Type**	
Perimeter	386	**Bedrooms**	0
Functional Obs	0	**Full Bathrooms**	0
Economic Obs	0	**Half Bathrooms**	0
Depreciation %	55	**Grade**	250
Interior Walls		**Number of Fire Pl**	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	6,342	6,342	386
TOTAL		**6,342**	**6,342**	**386**

Building ID	39183	**Exterior Walls**	MIN WOOD SIDING
Style		**Year Built**	1943
Building Type	PUBLIC SCHOOLS / 83C	**EffectiveYearBuilt**	1982
Building Name		**Foundation**	
Gross Sq Ft	6342	**Roof Type**	
Finished Sq Ft	6342	**Roof Coverage**	
Stories	1 Floor	**Flooring Type**	
Condition	AVERAGE	**Heating Type**	
Perimeter	386	**Bedrooms**	0
Functional Obs	0	**Full Bathrooms**	0
Economic Obs	0	**Half Bathrooms**	0
Depreciation %	55	**Grade**	250
Interior Walls		**Number of Fire Pl**	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	6,342	6,342	386
TOTAL		**6,342**	**6,342**	**386**

Building ID	39184	**Exterior Walls**	C.B.S.
Style		**Year Built**	1943
Building Type	PUBLIC SCHOOLS / 83C	**EffectiveYearBuilt**	1986
Building Name		**Foundation**	
Gross Sq Ft	2400	**Roof Type**	
Finished Sq Ft	2160	**Roof Coverage**	
Stories	1 Floor	**Flooring Type**	
Condition	AVERAGE	**Heating Type**	
Perimeter	192	**Bedrooms**	0
Functional Obs	0	**Full Bathrooms**	0
Economic Obs	0	**Half Bathrooms**	0
Depreciation %	50	**Grade**	250
Interior Walls		**Number of Fire Pl**	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	2,160	2,160	192
SBF	UTIL FIN BLK	240	0	68
TOTAL		**2,400**	**2,160**	**260**

Building ID	39185	**Exterior Walls**	MIN WOOD SIDING
Style		**Year Built**	1943
Building Type	PUBLIC SCHOOLS / 83C	**EffectiveYearBuilt**	1982

Building Name		**Foundation**	
Gross Sq Ft	4120	**Roof Type**	
Finished Sq Ft	3630	**Roof Coverage**	
Stories	1 Floor	**Flooring Type**	
Condition	AVERAGE	**Heating Type**	
Perimeter	286	**Bedrooms**	0
Functional Obs	0	**Full Bathrooms**	0
Economic Obs	0	**Half Bathrooms**	0
Depreciation %	55	**Grade**	250
Interior Walls		**Number of Fire Pl**	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	3,630	3,630	286
OPF	OP PRCH FIN LL	490	0	206
TOTAL		**4,120**	**3,630**	**492**

Building ID	39186	**Exterior Walls**	C.B.S.
Style		**Year Built**	1980
Building Type	PUBLIC SCHOOLS / 83C	**EffectiveYearBuilt**	2000
Building Name		**Foundation**	
Gross Sq Ft	5791	**Roof Type**	
Finished Sq Ft	5700	**Roof Coverage**	
Stories	1 Floor	**Flooring Type**	
Condition	AVERAGE	**Heating Type**	
Perimeter	310	**Bedrooms**	0
Functional Obs	0	**Full Bathrooms**	0
Economic Obs	0	**Half Bathrooms**	0
Depreciation %	33	**Grade**	300
Interior Walls		**Number of Fire Pl**	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	5,700	5,700	310
SBF	UTIL FIN BLK	91	0	40
TOTAL		**5,791**	**5,700**	**350**

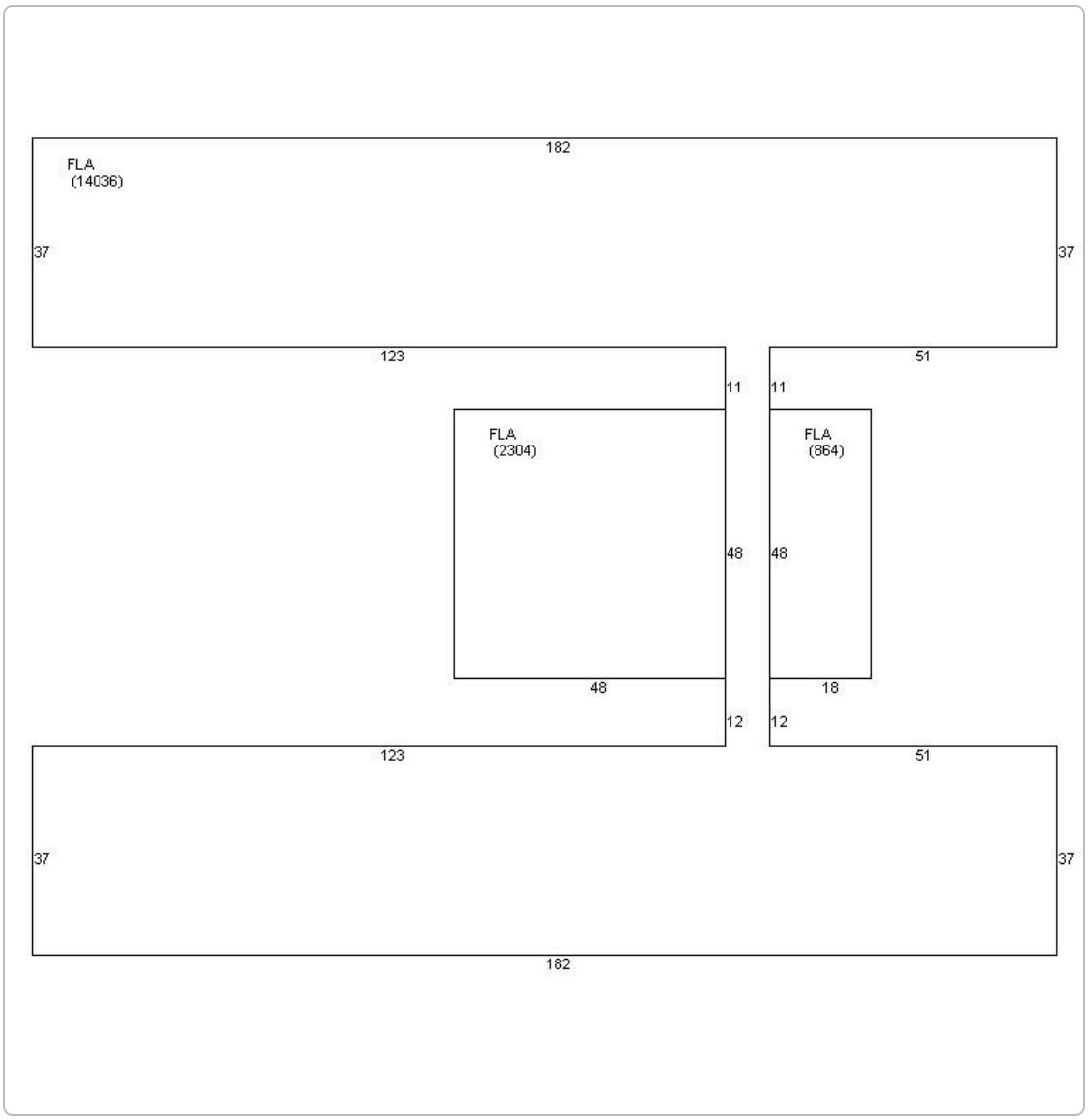
Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CONC PATIO	1975	1976	0 x 0	1	3500 SF	2
CH LINK FENCE	1975	1976	0 x 0	1	8964 SF	1
ASPHALT PAVING	1979	1980	0 x 0	1	98177 SF	2

View Tax Info

View Taxes for this Parcel

Sketches (click to enlarge)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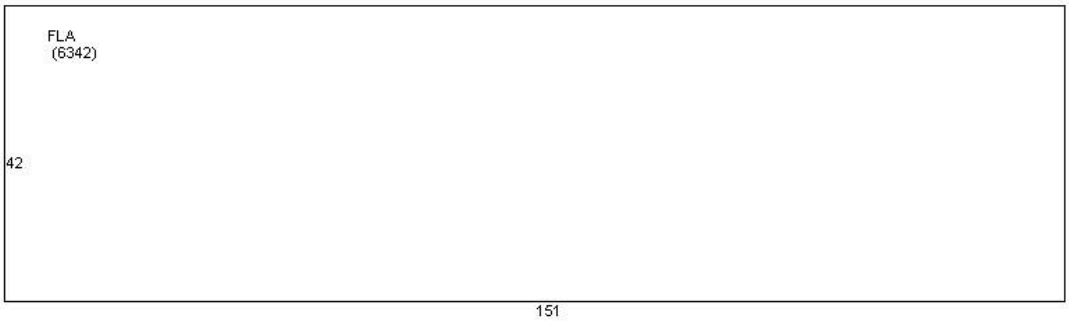
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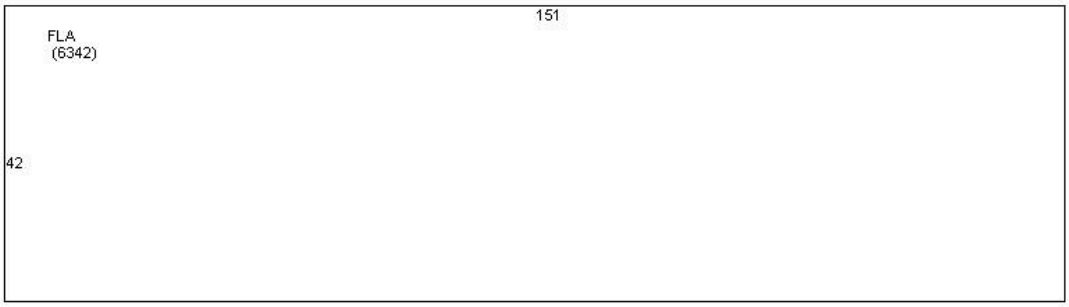
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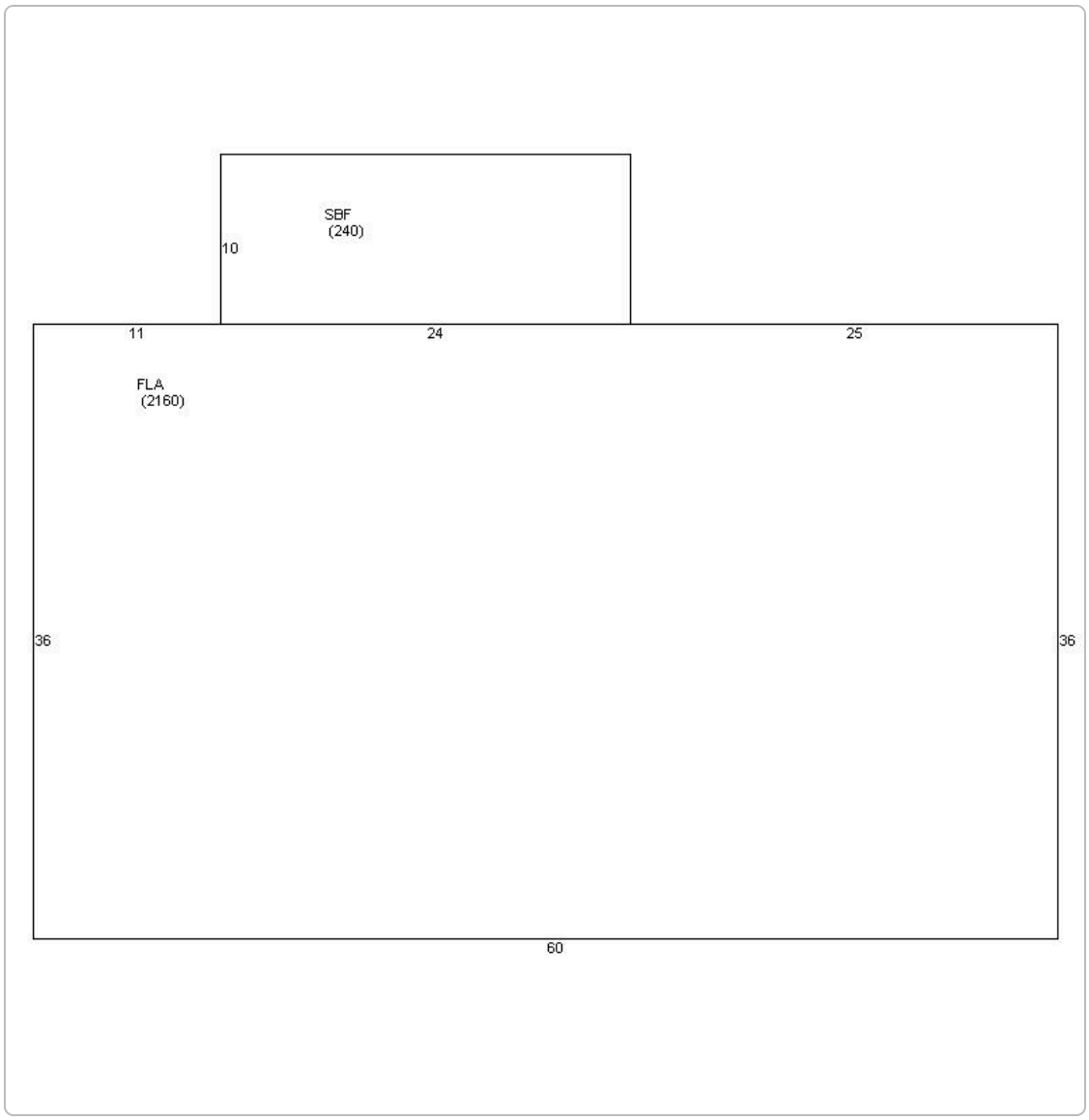
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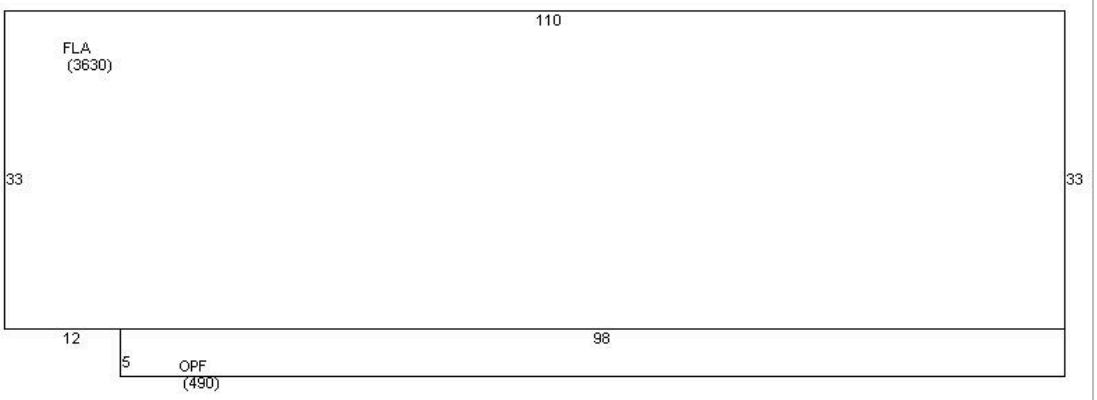
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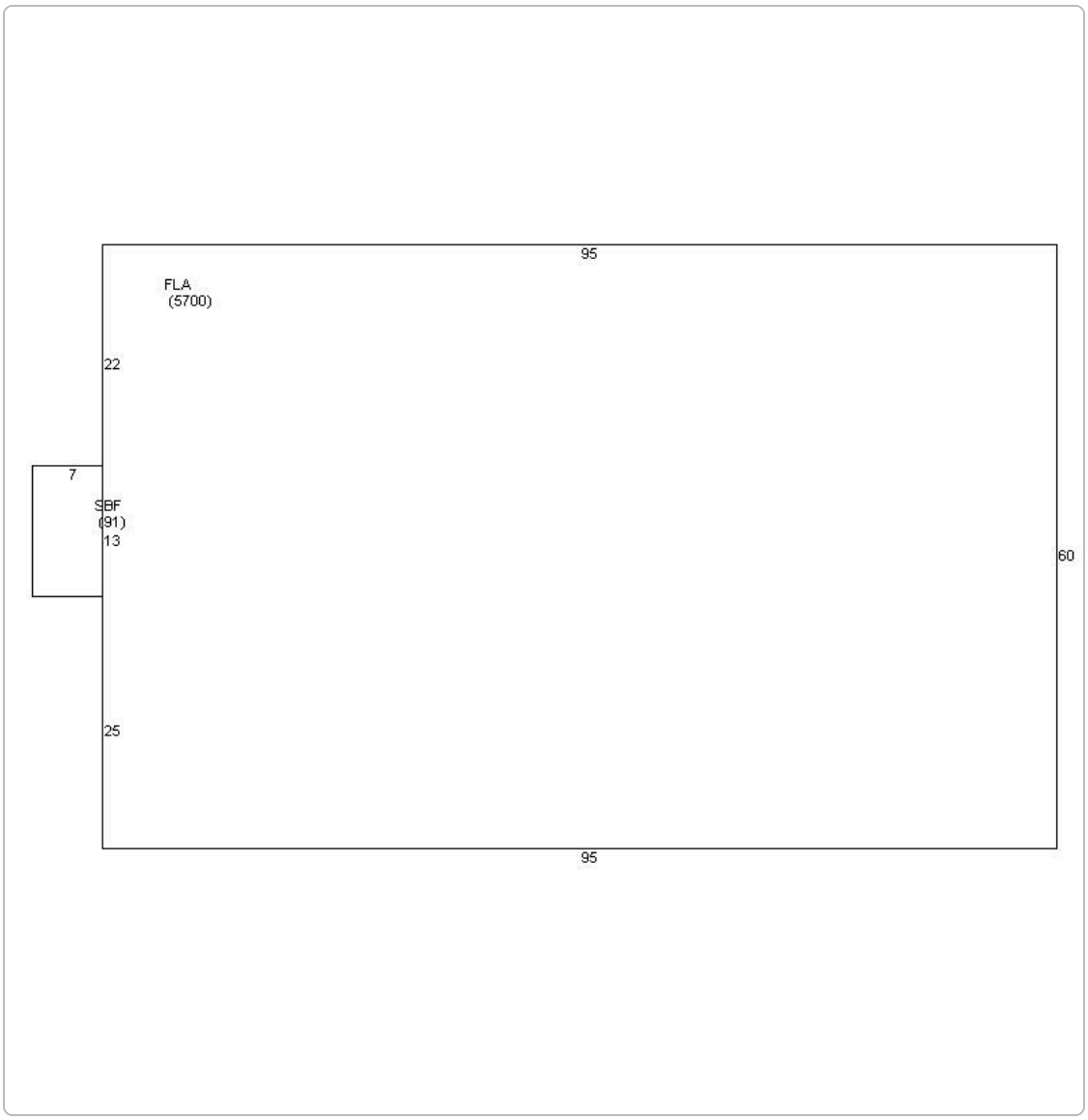

Photos

Map

TRIM Notice

2025 TRIM Notice (PDF)

No data available for the following modules: Sales, Permits.

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
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Last Data Upload: 12/11/2025, 8:54:30 AM

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Monroe County, FL

PROPERTY RECORD CARD

Disclaimer

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

Summary

Parcel ID	00001720-000300
Account#	8695560
Property ID	8695560
Millage Group	12KW
Location Address	240 WHITE St, KEY WEST
Legal Description	KW PT TRUMBO ISLAND (4.82 AC) G12-2/5 OR751-1569/1582Q/C (Note: Not to be used on legal documents.)
Neighborhood	32220
Property Class	PUBLIC SCHOOLS (8300)
Subdivision	
Sec/Twp/Rng	31/67/25
Affordable Housing	No

Owner

DISTRICT SCHOOL BOARD OF MONROE COUNTY ST
OF FL
241 Trumbo Rd
Key West FL 33040

Valuation

		2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+	Market Improvement Value	$0	$0	$0	$0
+	Market Misc Value	$0	$0	$0	$0
+	Market Land Value	$8,214,856	$8,214,856	$8,214,856	$8,214,856
=	Just Market Value	**$8,214,856**	**$8,214,856**	**$8,214,856**	**$8,214,856**
=	Total Assessed Value	**$8,214,856**	**$8,214,856**	**$8,214,856**	**$8,214,856**
-	School Exempt Value	($8,214,856)	($8,214,856)	($8,214,856)	($8,214,856)
=	School Taxable Value	**$0**	**$0**	**$0**	**$0**

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	$8,214,856	$0	$0	$8,214,856	$8,214,856	$8,214,856	$0	$0
2023	$8,214,856	$0	$0	$8,214,856	$8,214,856	$8,214,856	$0	$0
2022	$8,214,856	$0	$0	$8,214,856	$8,214,856	$8,214,856	$0	$0
2021	$8,214,856	$0	$0	$8,214,856	$8,214,856	$8,214,856	$0	$0
2020	$8,214,856	$0	$0	$8,214,856	$8,126,191	$8,214,856	$0	$0
2019	$8,214,856	$0	$0	$8,214,856	$7,387,447	$8,214,856	$0	$0
2018	$8,214,856	$0	$0	$8,214,856	$6,715,861	$8,214,856	$0	$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
COMMERCIAL EXEMPT (100E)	209,959.00	Square Foot	0	0

View Tax Info

View Taxes for this Parcel

Map

TRIM Notice

2025 TRIM Notice (PDF)

No data available for the following modules: Buildings, Yard Items, Sales, Permits, Sketches (click to enlarge), Photos.

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: 12/11/2025, 8:54:30 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

THIS SHEET 1 OF 4 IS NOT FULL AND COMPLETE WITHOUT SHEETS 2, 3 & 4.

1"=20'

0 10 20 40

*VERIFY ORIGINAL SCALE OF 2"

FLORIDA KEYS LAND SURVEYING
21460 OVERSEAS HWY, SUITE 4
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKLSemail@Gmail.com

MAP OF BOUNDARY SURVEY

241 TRUMBO ROAD & 240 WHITE STREET

KEY WEST, MONROE COUNTY, STATE OF FLORIDA

DATE: 08/21/2025	SURVEY BY: FKLS	PROJECT:	241 TRUMBO
REVISION DATE: XX/XX/XXXX	DRAWN BY: MPB	H. SCALE:	1"=20'
JOB NO.: 25-201	CHECKED BY: EAI	SHEET	1 OF 4

SYMBOL LEGEND:

- MONUMENT
- CATCH BASIN
- DRAINAGE MANHOLE
- CONCRETE UTILITY POLE
- ELECTRIC MANHOLE
- FIRE WELL / HYDRANT
- GUY WIRE
- GAS PUMP
- MAILBOX
- SANITARY CLEANOUT
- SANITARY MANHOLE
- SIGN
- PALM TREE
- TELEPHONE MANHOLE
- WATER VALVE
- WATER METER
- MONITORING WELL
- WOOD UTILITY POLE
- SEWER VALVE
- OHP OVERHEAD UTILITY LINES
- LP LIGHT POLE
- E ELECTRIC TRANSFORMER BOX
- LIGHT ATTACHED TO BUILDING
- BOLLARD
- SPOT GRADE ELEVATION (TYPICAL)
- METAL GUARD RAIL (TYPICAL)

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BFP = BACK-FLOW PREVENTER
BO = BLOW OUT
C & G = 2' CONCRETE CURB & GUTTER
CB = CONCRETE BLOCK
CBW = CONCRETE BLOCK WALL
CL = CENTERLINE
CLF = CHAINLINK FENCE
CM = CONCRETE MONUMENT
CONC = CONCRETE
CPP = CONCRETE POWER POLE
CVRD = COVERED
DELTA = CENTRAL ANGLE
DEASE = DRAINAGE EASEMENT
EL = ELEVATION
ENCL = ENCLOSURE
EP = EDGE OF PAVEMENT
FF = FINISHED FLOOR ELEVATION
FH = FIRE HYDRANT
FI = FENCE INSIDE
FND = FOUND
FO = FENCE OUTSIDE
FOL = FENCE ON LINE
GUY = GUY WIRE
HB = HOSE BIB
IP = IRON PIPE
IR = IRON ROD
L = ARC LENGTH
LS = LANDSCAPING
MB = MAILBOX
MEAS = MEASURED
MF = METAL FENCE
MHWL = MEAN HIGH WATER LINE (SEE NOTE)
NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)
NTS = NOT TO SCALE
OH = ROOF OVERHANG
OHW = OVERHEAD WIRES
PC = POINT OF CURVE
PM = PARKING METER
PCC = POINT OF COMPOUND CURVE
PCP = PERMANENT CONTROL POINT
PK = PARKER KALON NAIL
POB = POINT OF BEGINNING
PI = POINT OF INTERSECTION
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVE
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENT
R = RADIUS
R/W = RIGHT OF WAY LINE
SSCO = SANITARY SEWER CLEAN-OUT
SW = SIDE WALK
TBM = TEMPORARY BENCHMARK
TOB = TOP OF BANK
TOS = TOE OF SLOPE
TS = TRAFFIC SIGN
TYP = TYPICAL
UR = UNREADABLE
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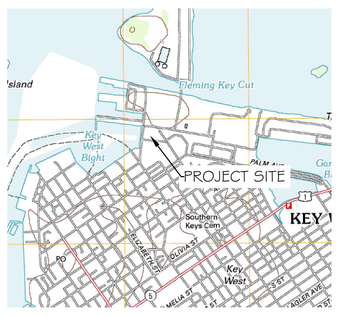
N
W E
S
GRID NORTH



LOCATION MAP - NTS
SEC. 31-T67S-R25E

MATCH LINE SHEET 1

MATCH LINE SHEET 2

OWNER: US NAVAL AIR STATION
PARCEL ID: 00001720-000000

S84° 12' 50"E MEAS
22.795' MEAS

FOUND MAG NAIL & DISK "FKLS" NWLY CORNER OF LANDS DESCRIBED IN O.R. BOOK 751, PG. 1569

METAL GATE

WALL COLUMN 0.7' OUTSIDE

METAL FENCE 3.9' INSIDE

7.1'

APPROXIMATE FEMA FLOOD ZONE LINE

S83° 40' 54"E MEAS
310.00' MEAS
N'LY BOUNDARY OF LANDS DESCRIBED IN O.R. BOOK 751, PG. 1569

METAL FENCE 5.2' INSIDE

METAL FENCE 5.8' INSIDE

UNKNOWN UTILITY MANHOLE RIM ELEV = 6.01'

59.8'

60.0'

CONC RETAINING WALL

ASPHALT

CONC

FUEL CONTAINMENT WALL

108' DEED

95.0'

94.4'

KEY WEST BIGHT

MHWL

BM = RIM ELEV = 5.84

RIM ELEV = 6.50'

FF=6.7'

1-STORY FRAME & CB STRUCTURE

METAL GRATE DRAIN

N5° 47' 10"E MEAS
221.00' MEAS

19.3'

11.4'

39.0'

SHED

195' DEED

RIM ELEV = 6.50'

UNKNOWN UTILITY ACCESS LID

VE 10

AE 9

CONC RAMP

FUEL TANK

"PARCEL A"

3.84 ACRES±

EP

MHWL

N5° 47' 10"E MEAS
353.00' MEAS

℄ TRUMBO ROAD
45.59' R/W
(PER MONROE COUNTY PROPERTY APPRAISER)

245' DEED

109.2'

109.9'

48.0'

32.4'

18.9'

RIM ELEV = 5.24'

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

CLF ONLINE

CLF 0.8' OUTSIDE

N84° 12' 50"W MEAS
N81° 43' 36"E DEED
135.00' MEAS
N'LY BOUNDARY OF LANDS DESCRIBED IN O.R. BOOK 813, PG. 2458

CLF 0.3' INSIDE

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

12.1'

1.7'

36.1'

FF=6.8'

RIM ELEV = 6.28'

METAL UTILITY LIDS

APPROXIMATE FEMA FLOOD ZONE LINE

N5° 47' 10"E MEAS
N8°16' 24"W DEED
132.00' MEAS

N5° 47' 10"E MEAS
S81° 43' 36"W DEED
132.35' MEAS
E'LY BOUNDARY OF LANDS DESCRIBED IN O.R. BOOK 813, PG. 2458

CBW

1-STORY CB STRUCTURE

63.5'

"PARCEL C"

0.41 ACRES±

12.0'

50.7'

CLF 1.2' OUTSIDE

SIGN

CLF 2.1' INSIDE

S84° 12' 50"E MEAS
22.795' MEAS

SET MAG NAIL & DISK "FKLS"

18.2'

N84° 03' 59"W MEAS
S81° 43' 36"W DEED
135.00' MEAS

CLF 3.1' INSIDE

SET MAG NAIL & DISK "FKLS" SE'LY CORNER OF LANDS DESCRIBED IN O.R. BOOK 813, PG. 2458

N84° 03' 59"W MEAS
60.64' MEAS

FOUND MAG NAIL & DISK "FKLS"

16.3'

CBW 3.1' INSIDE

APPROXIMATE FEMA FLOOD ZONE LINE

AE 9

AE 10

109.0'

N5° 56' 01"E MEAS
200.00' MEAS
W'LY BOUNDARY OF LANDS DESCRIBED IN O.R. BOOK 751, PG. 1569

S5° 56' 01"W MEAS
249.03' MEAS

RIM ELEV = 5.15'

SET MAG NAIL & DISK "FKLS"

CONC CURB

FRAME BOOTH

49.6'

42.2'

150.8'

2-STORY CB STRUCTURE

AE 7

AE 10

48.8'

17.6'

11.6'

181.1'

MATCH LINE SHEET 1

MATCH LINE SHEET 3

OWNER: MONROE COUNTY
PARCEL ID:
00001720-000200

N5° 47' 10"E MEAS
N8° 16' 24"W DEED
250.00' MEAS

THIS SHEET 2 OF 4 IS NOT FULL AND COMPLETE WITHOUT SHEETS 1, 3 & 4.

1"=20'

0 10 20 40

*VERIFY ORIGINAL SCALE OF 2"

FLORIDA KEYS
LAND SURVEYING
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KEY WEST, MONROE COUNTY, STATE OF FLORIDA

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REVISION DATE: XX/XX/XXXX	DRAWN BY: MPB	H. SCALE:	1"=20'
JOB NO.: 25-201	CHECKED BY: EAI	SHEET	2 OF 4

MATCH LINE SHEET 1

MATCH LINE SHEET 2

SYMBOL LEGEND:

- MONUMENT
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- FIRE WELL / HYDRANT
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N
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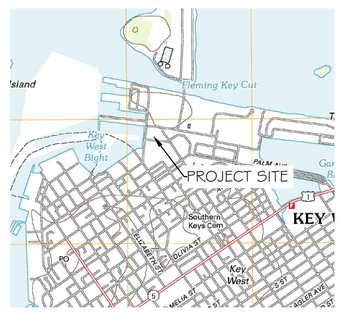
GRID NORTH



LOCATION MAP - NTS
SEC. 31-T67S-R25E

OWNER: US NAVAL AIR STATION
PARCEL ID: 00001750-000000

FOUND 3/8" IR W/ CAP "FKLS" NE'LY CORNER OF LANDS DESCRIBED IN O.R. BOOK 751, PG. 1569

METAL FENCE 5.8' INSIDE

CLF 2.9' OUTSIDE

120.03'

130.00'

CLF

10' EASEMENT (OVERHEAD POWER) O.R. BOOK 1072 PG. 0119

ASPHALT

40.00'

EP

CONC SW

APPROXIMATE FEMA FLOOD ZONE LINE

CONC CURB

HOUSING AUTHORITY OF KEY WEST PARCEL NO. 00001780-000000

S34° 09' 43"E MEAS
460.00' MEAS
NE'LY BOUNDARY OF LANDS DESCRIBED IN O.R. BOOK 751, PG. 1569

10' EASEMENT (CITY SEWER OUTFALL)

RIM 4.39'

BM = RIM ELEV = 5.43'

MAILBOXES

CONC COLUMN

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

2" BFP

RIM 3.82'

CONC CURB

VALVE BOX

METAL TANK ON CONC SLAB

42.2'

60.3'

42.1'

17.4'

114.4'

49.6'

49.7'

FF=8.2'

FF=8.3'

CH

CONC

2-STORY CB STRUCTURE

WOOD RAMP

AE 9

AE 7

AE 10

RIM ELEV = 5.15'

RIM ELEV = 4.79'

CONC MONUMENT

FLAG POLE ON CONC BASE

N84° 03' 59"W MEAS
310.71' MEAS

N34° 09' 43"W MEAS
96.76' MEAS
NE'LY BOUNDARY OF LANDS DESCRIBED IN O.R. BOOK 751, PG. 1569

CLF 1.4' OUTSIDE

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

MATCH LINE SHEET 2

MATCH LINE SHEET 3

MATCH LINE SHEET 4

"PARCEL B"

1.66 ACRES±

MATCH LINE
SHEET 1

MATCH LINE
SHEET 3

N5° 47' 10"E MEAS
N8° 16' 24"W DEED
250.00' MEAS

OWNER: MONROE COUNTY
PARCEL ID:
00001720-000200

N5° 56' 01"E MEAS
200.00' MEAS
WLY BOUNDARY OF LANDS
DESCRIBED IN O.R. BOOK
751, PG. 1569

S5° 56' 01"W MEAS
249.03' MEAS

N84° 03' 59"W MEAS
15.00' MEAS
S'LY BOUNDARY OF LANDS
DESCRIBED IN O.R. BOOK
751, PG. 1569

N5° 56' 01"E MEAS
50.00' MEAS
WLY BOUNDARY OF LANDS
DESCRIBED IN O.R. BOOK
751, PG. 1569

94.1'

S84° 03' 59"E MEAS
210.00' MEAS

294.00' MEAS

N5° 47' 10"E MEAS
334.45' MEAS

POC - "PARCEL C"
SOUTHWEST PROPERTY
CORNER OF THE NAVAL
STATION ANNEX (ADVANCED
UNDERSEA WEAPONS
SCHOOL AREA)

POB - "PARCEL A"
SWLY CORNER OF LANDS
DESCRIBED IN O.R. BOOK
751, PG. 1569
FOUND 3/8" IR W/ CAP "FKLS"

POC - "PARCEL A"
"PARCEL B"

GRINNELL STREET

OWNER: MEGCO KW LLC
PARCEL ID:
00001741-000200

APPROXIMATE
FEMA FLOOD
ZONE LINE

N84° 03' 59"W MEAS
84.00' MEAS
S'LY BOUNDARY OF LANDS
DESCRIBED IN O.R. BOOK
751, PG. 1569

26.3'

POB - "PARCEL B"
SET 3/8" IR W/
CAP "FKLS"

S84° 03' 59"E MEAS
164.57' MEAS
S'LY BOUNDARY OF LANDS
DESCRIBED IN O.R. BOOK
751, PG. 1569

26.5'

N55° 55' 05"E MEAS
272.18' MEAS
SE'LY BOUNDARY OF LANDS
DESCRIBED IN O.R. BOOK
751, PG. 1569

"PARCEL B"
1.66 ACRES±

1 & 2-STORY CB
STRUCTURE

ASPHALT

CONC

CONC CURB

REFER
UNIT ON
CONC

TRANSFORMER
ON CONC SLAB

FLAG POLE ON
CONC BASE

AE 10

AE 7

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

FOUND MAG NAIL
& DISK "FKLS"

CBW 2' INSIDE

CBW 0.6' INSIDE

CBW 1.6' OUTSIDE

CBW 1.2' OUTSIDE

CBW 0.8' INSIDE

CBW 1.0' INSIDE

CLF 1.5' OUTSIDE

RIM ELEV
= 4.20'

EP

OH

NETLY
DES

MATCH LINE
SHEET 3

MATCH LINE
SHEET 4

SYMBOL LEGEND:

- MONUMENT
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TYP = TYPICAL
UP = UTILITY POLE
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WD = WOOD DECK
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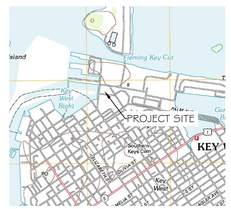
W E
S
GRID NORTH



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FLORIDA KEYS
LAND SURVEYING
21460 OVERSEAS HWY, SUITE 4
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
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241 TRUMBO ROAD & 240 WHITE STREET
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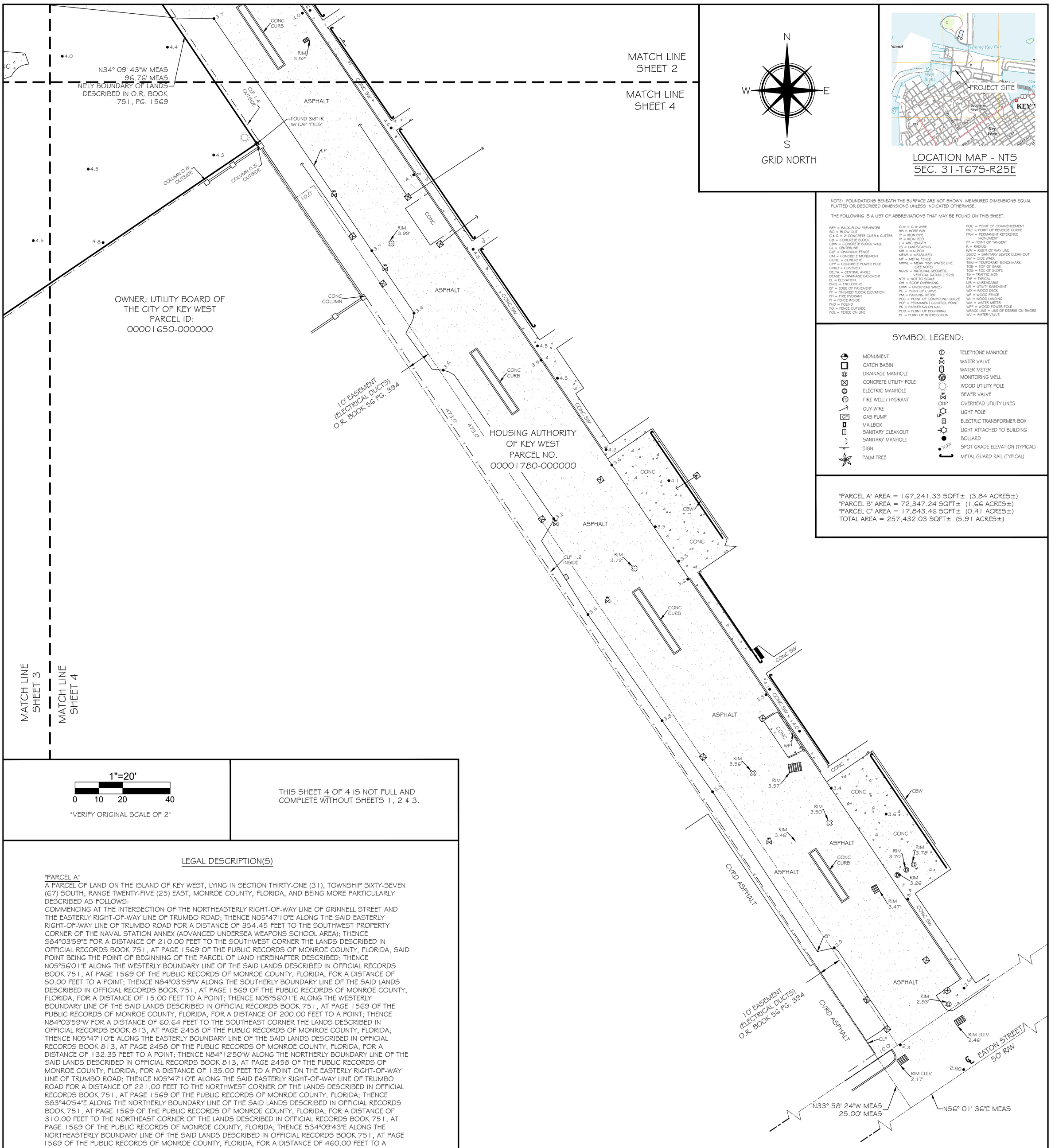
REVISION DATE: XX/XX/XXXX	DRAWN BY: MPB	H. SCALE:	1"=20'
JOB NO.: 25-201	CHECKED BY: EAI	SHEET	3 OF 4



N

W E

S

GRID NORTH

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SEC. 31-T67S-R25E

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POB = POINT OF BEGINNING
PI = POINT OF INTERSECTION
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVE
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENT
R = RADIUS
RW = RIGHT OF WAY LINE
SSCO = SANITARY SEWER CLEAN-OUT
SW = SIDE WALK
TBM = TEMPORARY BENCHMARK
TOB = TOP OF BANK
TOS = TOE OF SLOPE
TS = TRAFFIC SIGN
TYP = TYPICAL
U/R = UNREADABLE
U/E = UTILITY EASEMENT
WD = WOOD DECK
WF = WOOD FENCE
WL = WOOD LANDING
WM = WATER METER
WPP = WOOD POWER POLE
WRACK LINE = LINE OF DEBRIS ON SHORE
WV = WATER VALVE

SYMBOL LEGEND:

MONUMENT
CATCH BASIN
DRAINAGE MANHOLE
CONCRETE UTILITY POLE
ELECTRIC MANHOLE
FIRE WELL / HYDRANT
GUY WIRE
GAS PUMP
MAILBOX
SANITARY CLEANOUT
SANITARY MANHOLE
SIGN
PALM TREE
TELEPHONE MANHOLE
WATER VALVE
WATER METER
MONITORING WELL
WOOD UTILITY POLE
SEWER VALVE
OHP OVERHEAD UTILITY LINES
LIGHT POLE
ELECTRIC TRANSFORMER BOX
LIGHT ATTACHED TO BUILDING
BOLLARD
SPOT GRADE ELEVATION (TYPICAL)
METAL GUARD RAIL (TYPICAL)

"PARCEL A" AREA = 167,241.33 SQFT± (3.84 ACRES±)
"PARCEL B" AREA = 72,347.24 SQFT± (1.66 ACRES±)
"PARCEL C" AREA = 17,843.46 SQFT± (0.41 ACRES±)
TOTAL AREA = 257,432.03 SQFT± (5.91 ACRES±)

1"=20'
0 10 20 40
*VERIFY ORIGINAL SCALE OF 2"

THIS SHEET 4 OF 4 IS NOT FULL AND COMPLETE WITHOUT SHEETS 1, 2 & 3.

LEGAL DESCRIPTION(S)

"PARCEL A"
A PARCEL OF LAND ON THE ISLAND OF KEY WEST, LYING IN SECTION THIRTY-ONE (31), TOWNSHIP SIXTY-SEVEN (67) SOUTH, RANGE TWENTY-FIVE (25) EAST, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF GRINNELL STREET AND THE EASTERLY RIGHT-OF-WAY LINE OF TRUMBO ROAD; THENCE N05°47'10"E ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE OF TRUMBO ROAD FOR A DISTANCE OF 354.45 FEET TO THE SOUTHWEST PROPERTY CORNER OF THE NAVAL STATION ANNEX (ADVANCED UNDERSEA WEAPONS SCHOOL AREA); THENCE S84°03'59"E FOR A DISTANCE OF 210.00 FEET TO THE SOUTHWEST CORNER THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 751, AT PAGE 1569 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE N05°56'01"E ALONG THE WESTERLY BOUNDARY LINE OF THE SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 751, AT PAGE 1569 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, FOR A DISTANCE OF 50.00 FEET TO A POINT; THENCE N84°03'59"W ALONG THE SOUTHERLY BOUNDARY LINE OF THE SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 751, AT PAGE 1569 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, FOR A DISTANCE OF 15.00 FEET TO A POINT; THENCE N05°56'01"E ALONG THE WESTERLY BOUNDARY LINE OF THE SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 751, AT PAGE 1569 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, FOR A DISTANCE OF 200.00 FEET TO A POINT; THENCE N84°03'59"W FOR A DISTANCE OF 60.64 FEET TO THE SOUTHEAST CORNER THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 813, AT PAGE 2458 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE N05°47'10"E ALONG THE EASTERLY BOUNDARY LINE OF THE SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 813, AT PAGE 2458 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, FOR A DISTANCE OF 132.35 FEET TO A POINT; THENCE N84°12'50"W ALONG THE NORTHERLY BOUNDARY LINE OF THE SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 813, AT PAGE 2458 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, FOR A DISTANCE OF 135.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF TRUMBO ROAD; THENCE N05°47'10"E ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE OF TRUMBO ROAD FOR A DISTANCE OF 221.00 FEET TO THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 751, AT PAGE 1569 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE S83°40'54"E ALONG THE NORTHERLY BOUNDARY LINE OF THE SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 751, AT PAGE 1569 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, FOR A DISTANCE OF 310.00 FEET TO THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 751, AT PAGE 1569 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE S34°09'43"E ALONG THE NORTHEASTERLY BOUNDARY LINE OF THE SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 751, AT PAGE 1569 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, FOR A DISTANCE OF 460.00 FEET TO A POINT; THENCE N84°03'59"W FOR A DISTANCE OF 310.71 FEET TO A POINT; THENCE S05°56'01"W FOR A DISTANCE OF 249.03 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 751, AT PAGE 1569 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE N84°03'59"W ALONG SAID SOUTHERLY BOUNDARY LINE OF THE SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 751, AT PAGE 1569 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, FOR A DISTANCE OF 84.00 FEET BACK TO THE POINT OF BEGINNING.
MORE OR LESS.

"PARCEL B"
A PARCEL OF LAND ON THE ISLAND OF KEY WEST, LYING IN SECTION THIRTY-ONE (31), TOWNSHIP SIXTY-SEVEN (67) SOUTH, RANGE TWENTY-FIVE (25) EAST, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF GRINNELL STREET AND THE EASTERLY RIGHT-OF-WAY LINE OF TRUMBO ROAD; THENCE N05°47'10"E ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE OF TRUMBO ROAD FOR A DISTANCE OF 354.45 FEET TO THE SOUTHWEST PROPERTY CORNER OF THE NAVAL STATION ANNEX (ADVANCED UNDERSEA WEAPONS SCHOOL AREA); THENCE S84°03'59"E ALONG THE SOUTHERLY BOUNDARY LINE AND NORTHWESTERLY EXTENSION THEREOF, OF THE SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 751, AT PAGE 1569 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, FOR A DISTANCE OF 294.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE CONTINUE S84°03'59"E ALONG THE SOUTHERLY BOUNDARY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 751, AT PAGE 1569 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, FOR A DISTANCE OF 164.57 FEET A POINT; THENCE N55°55'05"E ALONG THE SOUTHEASTERLY BOUNDARY LINE OF THE SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 751, AT PAGE 1569 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, FOR A DISTANCE OF 272.18 FEET TO THE SOUTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 751, AT PAGE 1569 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE N34°09'43"W ALONG THE NORTHEASTERLY BOUNDARY LINE OF THE SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 751, AT PAGE 1569 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, FOR A DISTANCE OF 96.76 FEET TO A POINT; THENCE N84°03'59"W FOR A DISTANCE OF 310.71 FEET TO A POINT; THENCE S05°56'01"W FOR A DISTANCE OF 249.03 FEET BACK TO THE POINT OF BEGINNING.

"PARCEL C"
A PORTION OF THE LAND ON THE ISLAND OF KEY WEST, LYING IN SECTION THIRTY-ONE (31), TOWNSHIP SIXTY-SEVEN (67) SOUTH, RANGE TWENTY-FIVE (25) EAST, MONROE COUNTY, FLORIDA, AS CONVEYED TO THE SCHOOL BOARD OF MONROE COUNTY, FLORIDA BY THE QUITCLAIM DEED OF JUNE 20, 1973, DEPICTED FOR ILLUSTRATIVE PURPOSES AS 'PARCEL C,' AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST PROPERTY CORNER OF THE NAVAL STATION ANNEX (ADVANCED UNDERSEAS WEAPONS SCHOOL AREA); THENCE RUN N08°16'24"W ALONG THE WESTERLY BOUNDARY LINE OF SAID PROPERTY FOR A DISTANCE OF 250 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N08°16'24"W FOR A DISTANCE OF 132 FEET TO A POINT; THENCE AT RIGHT ANGLES IN AN EASTERLY DIRECTION RUN N81°43'36"E FOR A DISTANCE OF 135 FEET TO A POINT; THENCE AT RIGHT ANGLES IN A WESTERLY DIRECTION RUN S81°43'36"W FOR A DISTANCE OF 135 FEET TO THE POINT OF BEGINNING, CONTAINING .409 ACRES MORE OR LESS

SURVEYORS NOTES

1. HORIZONTAL COORDINATES AND BEARINGS SHOWN ARE REFERENCED TO GRID NORTH, BASED ON THE 2011 ADJUSTMENT OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83/2011), OF THE FLORIDA STATE PLANE COORDINATE SYSTEM (TRANSVERSE MERCATOR PROJECTION), EAST ZONE (0901).
2. COORDINATES WERE ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GNSS CONTROL SURVEY WHICH IS CERTIFIED TO A 2 CENTIMETER LOCAL ACCURACY, RELATIVE TO THE NEAREST CONTROL POINT WITHIN THE NATIONAL GEODETIC SURVEY (NGS) GEODETIC CONTROL NETWORK. METHOD: WIDE AREA CONTINUOUSLY OPERATING GPS REFERENCE STATION NETWORK (TRIMBLE VRS).
3. ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929) AND ARE CERTIFIED TO AN ACCURACY OF 0.10' +/-.
4. BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK: DESIGNATION D 121, P.I.D. AA0020, ELEVATION 3.91' (NGVD 1929).
5. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHERS THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.
6. THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD EVIDENCE. THE SURVEYOR MAKES NO GUARANTIES THAT THE UNDERGROUND UTILITIES SHOWN HEREON ENCOMPASS ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE EVIDENCE AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
7. STREET ADDRESS: 241 TRUMBO ROAD & 240 WHITE STREET, KEY WEST, FL 33040.
8. ALL UNITS ARE SHOWN IN U.S. SURVEY FEET.
9. ALL FIELD DATA WAS ACQUIRED BETWEEN 08/13/2025 - 08/14/2025.
10. COMMUNITY NO.: 120168; MAP NO.: 12087C-1508K & 12087C-1516K; MAP DATE: 02-18-2005; AND LETTER OF MAP REVISION DETERMINATION DOCUMENT 16-04-4726P, WITH AN EFFECTIVE DATE OF 1/27/2017; FLOOD ZONE(S): AE & VE; BASE ELEVATION: AE-7 & AE-9 & & AE 10 & VE-10.
11. THIS PARCEL CROSSES MORE THAN ONE NATIONAL FLOOD INSURANCE PROGRAM FLOOD ZONE LINE(S), THE APPROXIMATE LOCATION OF WHICH ARE SHOWN HEREON. THESE LINES ARE APPROXIMATE IN THEIR LOCATION, AS SCALED FROM F.E.MA FLOOD INSURANCE RATE MAP 12087C, PANEL NO. 1508K. THE FLOOD MAP IS AT A SCALE OF 1" - 500' ±. AT THIS SCALE THE LINE ITSELF IS 10'± IN WIDTH. IN ADDITION TO THE SMALL SCALE THE MAP IS EXTREMELY VAGUE, MAKING PRECISE LOCATION OF THE SUBJECT PARCEL IMPOSSIBLE. THESE LINES ARE SHOWN HEREON FOR INFORMATIONAL PURPOSES ONLY, AND SHOULD NOT BE USED AS THE SOLE CRITERIA FOR DETERMINING CONSTRUCTION LIMITS. THE LOCATION OF THESE LINES SHOULD BE VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION.
12. THE MEAN HIGH WATER LINE AS SHOWN ON THIS SURVEY MAP WAS IDENTIFIED IN THE FIELD BY PHYSICAL EVIDENCE ON SITE SUCH AS DISCOLORATION, VEGETATION INDICATORS OR WRACK LINES. THIS IS NOT A TIDAL WATER SURVEY AND DOES NOT COMPLY WITH CHAPTER 177, PART II, FLORIDA STATUTES. THE SAID MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.
13. LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE.
14. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES.
15. 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.
16. THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.
17. THE "10' EASEMENT (CITY SEWER OUTFALL)" EASEMENT SHOWN HEREON IS APPROXIMATE. THE EASEMENT DOES NOT HAVE A METES AND BOUNDS DESCRIPTION AND WAS DIGITIZED FROM A SITE PLAN PDF SUPPLIED TO FKLS BY THE CLIENT AND/OR THEIR AGENT.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTERS 2014-147 & 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

SIGNED

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

ERIC A. ISAACS, PSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

CERTIFIED TO -

TVC DEVELOPMENT, INC.;

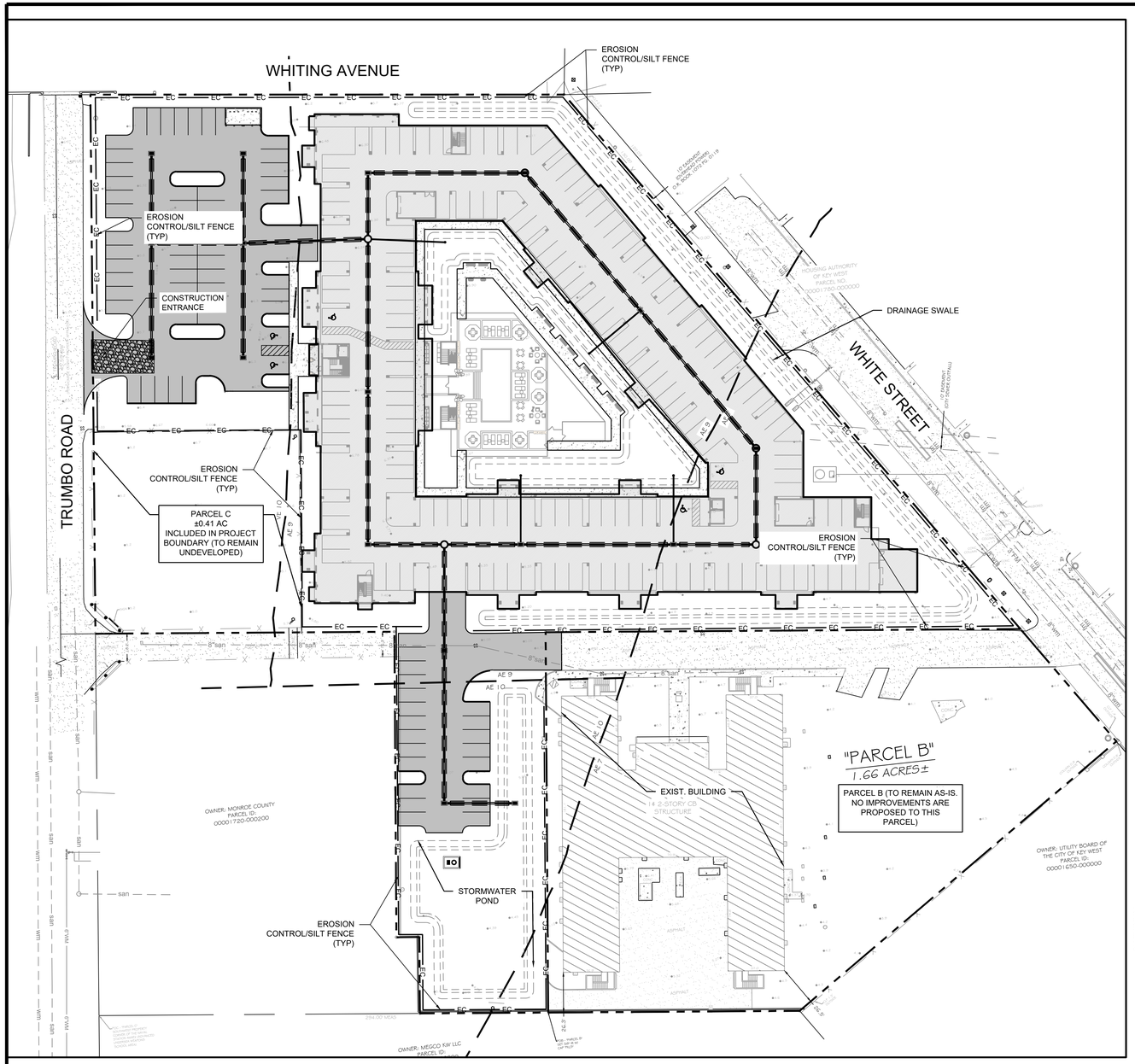
FLORIDA KEYS
LAND SURVEYING
21460 OVERSEAS HWY, SUITE 4
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKLSemail@Gmail.com

MAP OF BOUNDARY SURVEY

241 TRUMBO ROAD & 240 WHITE STREET

KEY WEST, MONROE COUNTY, STATE OF FLORIDA

DATE: 08/21/2025	SURVEY BY: FKLS	PROJECT: 241 TRUMBO	
REVISION DATE: XX/XX/XXXX	DRAWN BY: MPB	H. SCALE: 1"=20'	
JOB NO.: 25-201	CHECKED BY: EAI	SHEET 4 OF 4	

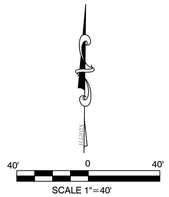


EROSION CONTROL PLAN

EROSION CONTROL NOTES

1. EROSION, SEDIMENT, AND TURBIDITY CONTROL MEASURES SHALL BE PROVIDED THROUGHOUT CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING AND REPAIRING ALL SLOPES AND SURFACES THROUGHOUT CONSTRUCTION AND UNTIL A STABLE SURFACE CONDITION EXISTS. THE CONTRACTOR SHALL MINIMIZE THE EXPOSED AREA AT ANY POINT DURING CONSTRUCTION AS MUCH AS PRACTICAL.
2. FILTER FABRIC SILT FENCE SHALL BE IN CONFORMANCE WITH FDOT STANDARDS.
3. CONTRACTOR SHALL INSTALL EROSION CONTROLS NOTED ON DRAWINGS AND APPLICABLE PERMITS, EROSION CONTROLS SHALL BE MAINTAINED UNTIL A PERMANENT STAND OF GRASS IS PLANTED ONSITE.
4. BALED HAY OR STRAW BARRIERS SHALL BE CONSTRUCTED AND MAINTAINED IN CONFORMANCE WITH FDOT STANDARDS.
5. SILT FENCE LOCATIONS SHOWN HEREON ARE FOR CLARITY ONLY AND SHOULD BE CONSTRUCTED WITHIN PROPERTY LINES.
6. PROVIDE EROSION CONTROL MEASURES CONSISTING OF STAKED SILT FENCES AND FILTER SOCK ALONG THE PROPOSED LIMITS OF CONSTRUCTION AS INDICATED ON THE DRAWINGS. PROVIDE ADDITIONAL MEASURES AS NECESSARY TO AVOID ADVERSE IMPACTS TO JURISDICTIONAL AREAS (WETLANDS OR WATER BODIES) AND OFF-SITE LANDS AND WATERBODIES. MAINTAIN THESE MEASURED DAILY UNTIL CONSTRUCTION ACCEPTANCE BY THE OWNER AND THEN REMOVE AND LEGALLY DISPOSE OF SAID MEASURES.
7. EROSION CONTROL SHALL MAINTAINED WITHIN CONSTRUCTION AREA BY QUICKLY STABILIZING DISTURBED AREA TO PREVENT THE RELEASE OF SEDIMENT. THIS SHALL BE ACCOMPLISHED USING GRASS COVER, FILTER SOCK AND OTHER MEANS ACCEPTABLE TO OWNER, ENGINEER AND REGULATORY AGENCIES.
8. DURING CONSTRUCTION, THE CONTRACTOR SHALL, AT THE REQUEST OF THE OWNER OR AS NECESSARY MODIFY, RELOCATE THE ENVIRO-FENCE AND/OR SILT FENCE TO ALLOW FOR ACCESS AND TO COMPLETE CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ADEQUATE EROSION CONTROL AT ALL TIMES.

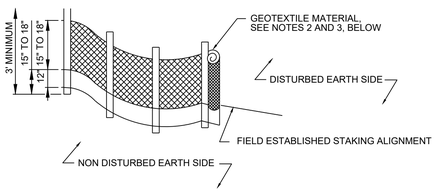
Know what's below. Call before you dig.

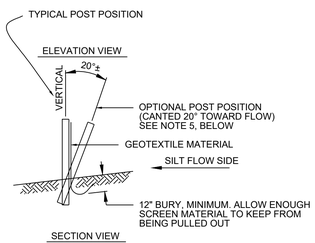


BAR IS TWO INCHES ON ORIGINAL DRAWINGS IF NOT TWO INCHES ON THIS SHEET ADJUST SCALES

SWPPP GENERAL NOTES

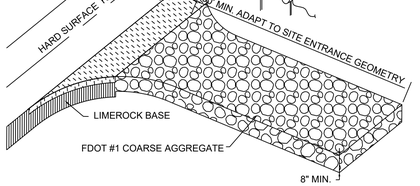
- ALL AREAS WITHIN THE PROJECT LIMITS WILL BE SUBJECTED TO SOIL DISTURBANCE.
- THE ATTACHED BEST MANAGEMENT PRACTICES (BMP'S) DETAILS AND SPECIFICATIONS ARE ONLY A SUGGESTED APPROACH DEVELOPED FOR USE BY THE OWNER/CONTRACTOR TO ASSIST THEM IN IMPLEMENTING APPROPRIATE POLLUTION PREVENTION TECHNIQUES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING THE SWPPP.
- THE CONTRACTOR SHALL SUBMIT A "NOTICE OF INTENT TO USE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES, DEP FORM 62-621.300(4)(B)," ALSO KNOWN AS NOTICE OF INTENT OR NOI, TO THE DEPARTMENT; AND SUBMIT THE PERMIT FEE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO IMPLEMENT THE BEST MANAGEMENT PRACTICES AS OUTLINED IN THE CIVIL DOCUMENTS, THE STORMWATER POLLUTION PREVENTION PLAN, AND SPECIFICATION.
- THE CONTRACTOR SHALL SUBMIT AN EROSION AND SEDIMENT CONTROL PLAN FOR APPROVAL PRIOR TO STARTING CONSTRUCTION.

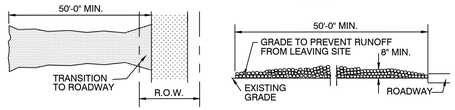




NOTES:
1. POST: 2"X2" WOOD, P.T. OR 2-1/2"Ø STEEL AT 6' CENTERS, MAXIMUM.
2. GEOTEXTILE: GRAB TENSILE AT 90 LBS, TRAPEZOIDAL TEAR AT 35 LBS., MULLEN BURST AT 180 PSI.
3. GEOTEXTILE MATERIAL SHALL BE BURIED IN THE GROUND A MINIMUM OF 12" AND BACK FILLED.
4. ALSO SEE FDOT INDEX 199, "GEOTEXTILE CRITERIA", EROSION CLASS.
5. OPTIONAL POST POSITION REQUIRED WHEN SLOPE IS GREATER THAN 1:2.

1 Staked Silt Barrier Detail
NTS





PLAN VIEW PROFILE

NOTES:
1. STONE SIZE- 3 TO 5 INCH OPEN GRADED ROCK.
2. LENGTH- AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
3. THICKNESS- NOT LESS THAN 8 INCHES.
4. WIDTH- NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
5. WASHING OF ALL VEHICLE UNDERCARRIAGE, WHEEL WELLS AND WHEELS IS MANDATORY TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED STRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE USING APPROVED METHODS.
6. MAINTENANCE- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
7. DRAINAGE- ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
8. PROVIDE WATER SUPPLY AND MINIMUM 100 FT. LONG HOSE AND SPIGOT AT EACH DESIGNATED CONSTRUCTION EXIT.
9. PROVIDE SIGNAGE AT EACH DESIGNATED EXIT REQUIRING WASHING OF ALL VEHICLES LEAVING SITE.
10. ENTRANCE LOCATIONS FOR SCHEMATIC PURPOSES ONLY AND ARE APPROXIMATE. CONTRACTOR TO COORDINATE ACTUAL LOCATIONS ACCORDING TO PHASING PLANS.

2 GRAVEL CONSTRUCTION ENTRANCE
NTS

PRELIMINARY - NOT FOR CONSTRUCTION

PEREZ ENGINEERING & DEVELOPMENT, INC
Committed To Your Success
Civil Engineering, Regulatory Permitting, Construction Administration
1010 Kennedy Drive
Suite 202
Key West, Florida 33040
Tel: 305.293.9440
Fax: 305.296.0243
Email: aperez@perezeng.com
www.perezeng.com

Seal:

ALLEN E. PEREZ, P.E.
FL. P.E. NO. 51468

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ALLEN E. PEREZ ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

THE LOFTS AT TRUMBO
Trumbo Road, Key West, Fl. 33040
AFFORDABLE HOUSING

Consultants:

Submissions:

Job #: 251023
Drawn By: AEP
Checked By: AEP

Title:
EROSION CONTROL PLAN

Sheet Number:
C-100

Date: November 17, 2025

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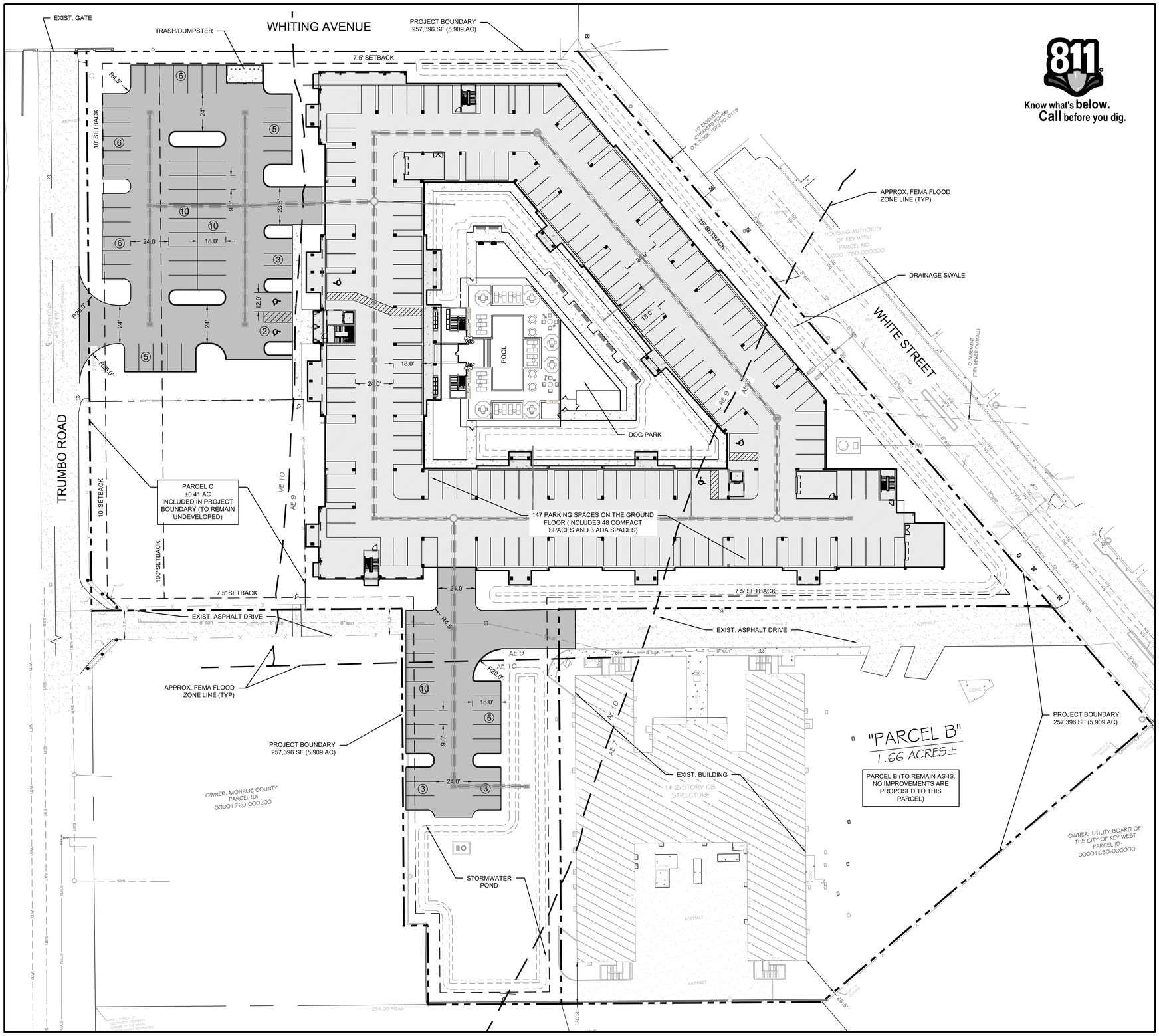

CIVIL SITE PLAN

Know what's **below.** **Call** before you dig.

30' 0 30'

SCALE 1"=30'
BAR IS TWO INCHES ON ORIGINAL DRAWINGS IF NOT TWO INCHES ON THIS SHEET ADJUST SCALES ACCORDINGLY

SITE DATA TABLE

ZONING DATA (HRCC-2)			
SITE AREA:			
257,396 SF (5.909 AC)			
FLOOD ZONE:			
AE 7, 9, AND 10			
LOT COVERAGE:			
	REQUIRED	PROPOSED	VARIANCE
MAX BLDG HEIGHT:	35'-0"	44.93' (ELEVATOR SHAFT) 39.72' (PARAPET) 3 STORIES*	NO
MAX FLOOR AREA RATIO:	0.50	N/A	NO
MAX BLDG. COVERAGE:	50% (128,698 SF)	83,400 SF (32.4%)	NO
MAX IMPERVIOUS SURF:	70% (180,177 SF)	141,967 SF (55.2%)	NO
DENSITY:	40 UNITS/AC	35.3 UNITS/AC	NO
SETBACKS:			
MIN FRONT:	10 FT	10 FT	NO
MIN REAR:	15 FT	15 FT	NO
MIN STREET SIDE:	7.5 FT	7.5 FT	NO
MIN SIDE:	7.5 FT	7.5 FT	NO
PERVIOUS & IMPERVIOUS SURFACES:			
PERVIOUS AREA	115,429 SF (44.8%)		
IMPERVIOUS AREA ROOF AREA PAVEMENT AREA	83,400 SF 58,567 SF		
TOTAL IMPERVIOUS	141,967 SF (55.2%)		
PARKING SPACES:			
REQUIRED SPACES 1 SPACE/UNIT	150 SPACES (150 UNITS)		
PROVIDED SPACES COMPACT ACCESSIBLE STANDARD	48 (8' X 18') 5 (12' X 18') 168 (9' X 18')		
TOTAL SPACES	221		

*FLA. STAT. SEC. 166.04151(7)(D)(1) PROVIDES, "A MUNICIPALITY MAY NOT RESTRICT THE HEIGHT OF A PROPOSED DEVELOPMENT AUTHORIZED UNDER THIS SUBSECTION BELOW THE HIGHEST CURRENTLY ALLOWED, OR ALLOWED ON JULY 1, 2023, HEIGHT FOR A COMMERCIAL OR RESIDENTIAL BUILDING LOCATED IN ITS JURISDICTION WITHIN 1 MILE OF THE PROPOSED DEVELOPMENT OR 3 STORIES, WHICHEVER IS HIGHER."

*FLA. STAT. SEC. 166.04151(7)(D)(2) PROVIDES, "FOR A PROPOSED DEVELOPMENT LOCATED WITHIN A MUNICIPALITY WITHIN AN AREA OF CRITICAL STATE CONCERN AS DESIGNATED BY S. 380.0552 OR CHAPTER 28-36, FLORIDA ADMIINISTRATIVE CODE, THE TERM "STORY" INCLUDES ONLY THE HABITABLE SPACE ABOVE THE BASE FLOOD ELEVATION AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY IN THE MOST CURRENT FLOOD INSURANCE RATE MAP. A STORY MAY NOT EXCEED 10 FEET IN HEIGHT MEASURED FROM FINISHED FLOOR TO FINISHED FLOOR, INCLUDING SPACE FOR MECHANICAL EQUIPMENT. THE HIGHEST STORY MAY NOT EXCEED 10 FEET FROM FINISHED FLOOR TO THE TOP PLATE."

PRELIMINARY - NOT FOR CONSTRUCTION

PEREZ ENGINEERING & DEVELOPMENT, INC

Committed To Your Success

Civil Engineering, Regulatory Permitting, Construction Administration
1010 Kennedy Drive
Suite 202
Key West, Florida 33040
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Seal:

ALLEN E. PEREZ, P.E.
FL. P.E. NO. 51468

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THE LOFTS AT TRUMBO

Trumbo Road, Key West, Fl, 33040

AFFORDABLE HOUSING

Consultants:

Submissions:

Job #: 251023

Drawn By: AEP

Checked By: AEP

Title:

CIVIL SITE PLAN

Sheet Number:

C-200

Date: November 17, 2025

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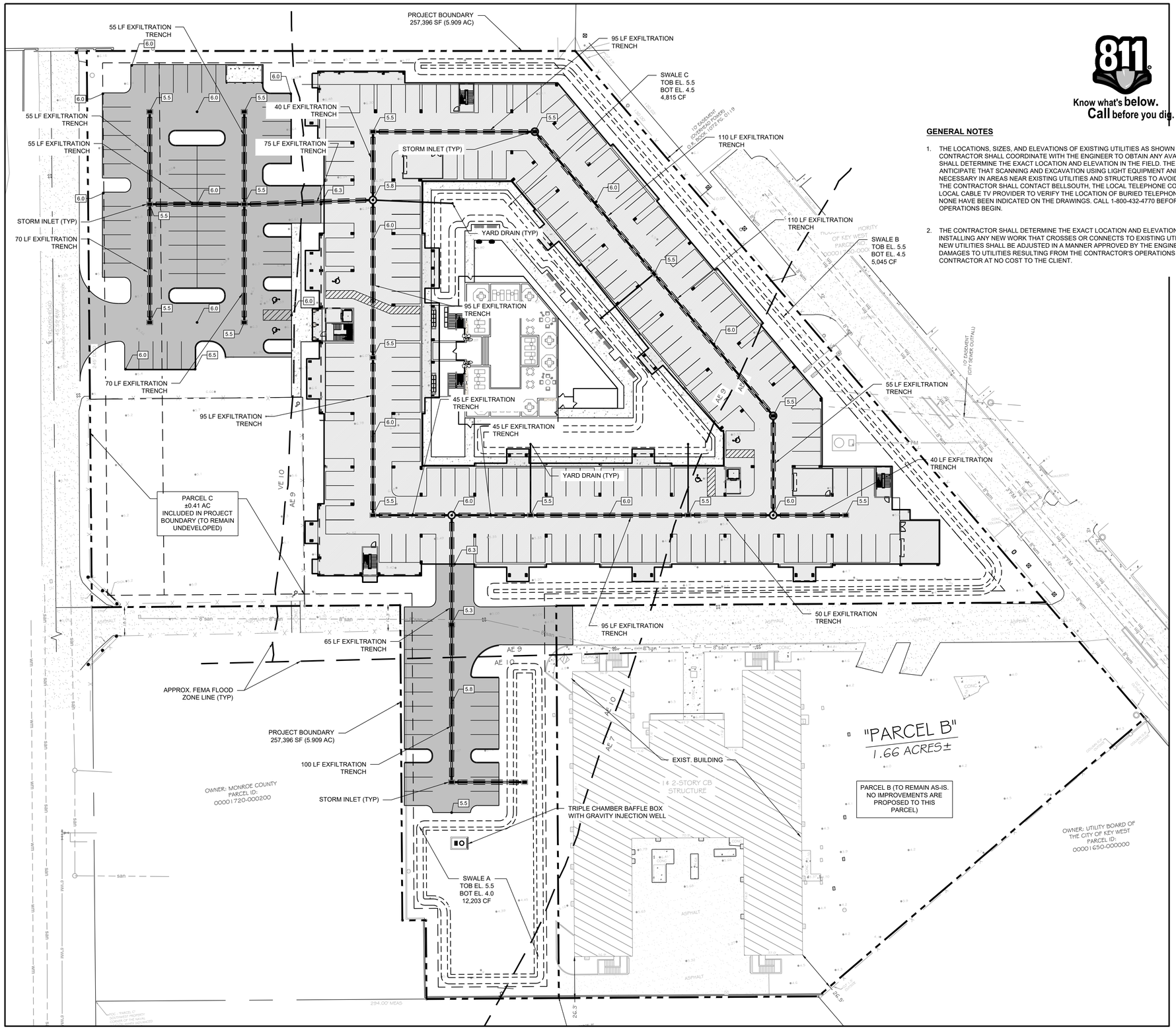

CONCEPTUAL DRAINAGE PLAN

Know what's below. Call before you dig.

GENERAL NOTES

1. THE LOCATIONS, SIZES, AND ELEVATIONS OF EXISTING UTILITIES AS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER TO OBTAIN ANY AVAILABLE RECORD DRAWINGS AND SHALL DETERMINE THE EXACT LOCATION AND ELEVATION IN THE FIELD. THE CONTRACTOR SHALL ANTICIPATE THAT SCANNING AND EXCAVATION USING LIGHT EQUIPMENT AND HAND METHODS WILL BE NECESSARY IN AREAS NEAR EXISTING UTILITIES AND STRUCTURES TO AVOID DAMAGING THESE FACILITIES. THE CONTRACTOR SHALL CONTACT BELLSOUTH, THE LOCAL TELEPHONE COMPANY AND COMCAST, THE LOCAL CABLE TV PROVIDER TO VERIFY THE LOCATION OF BURIED TELEPHONE AND CABLE TV UTILITIES. NONE HAVE BEEN INDICATED ON THE DRAWINGS. CALL 1-800-432-4770 BEFORE DIGGING OR TRENCHING OPERATIONS BEGIN.

2. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND ELEVATION IN THE FIELD PRIOR TO INSTALLING ANY NEW WORK THAT CROSSES OR CONNECTS TO EXISTING UTILITY SYSTEMS. LOCATIONS OF NEW UTILITIES SHALL BE ADJUSTED IN A MANNER APPROVED BY THE ENGINEER TO AVOID CONFLICTS. DAMAGES TO UTILITIES RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE CLIENT.

30' 0 30'

SCALE 1"=30'

BAR IS TWO INCHES ON ORIGINAL DRAWINGS IF NOT TWO INCHES ON THIS SHEET ADJUST SCALES ACCORDINGLY

DRAINAGE CALCULATIONS

Water Quantity Calculations - 25yr/72hr Design Storm

Water Quantity - Predevelopment

Total property Area		5.909	ac	257,396 sf
Project Area		4.249		185,085 sf
Pervious Area		1.900	ac	82,754 sf
Impervious Area		2.349	ac	102,331 sf
% Impervious		55.29%		
Rainfall for 25yr/24hr event	P_{24} =	9	in	
Rainfall for 25yr/3day event	P_{72} =	12.23	in	
Depth to Water Table		3	ft	
Predeveloped Available Storage		4.95	in	
Soil Storage	S =	2.21	in	
$Q_{pre} = \frac{(P72 - 0.2S)^2}{(P72 + 0.8S)}$	Q_{pre} =	9.92	in	
Runoff Volume from 25 year/ 3 day storm	$V_{25yr/72h}$ =	58.65	ac-in	

Water Quantity - Postdevelopment

Project Area	A =	4.249	ac	185,085 sf
Pervious Area		1.783	ac	77,658 sf
Impervious Area		2.466	ac	107,427 sf
% Impervious		58.0%		
Rainfall for 25yr/24hr event	P_{24} =	9	in	
Rainfall for 25yr/3day event	P_{72} =	12.23	in	
Depth to Water Table		3	ft	
Developed Available Storage		4.95	in	
Soil Storage	S =	2.08	in	
$Q_{post} = \frac{(P_{24} - 0.2S)^2}{(P_{24} + 0.8S)}$	Q_{post} =	10.05	in	
Runoff Volume from 25 year/ 3 day storm	$V_{25yr/72h}$ =	42.70	ac-in	

Postdevelopment - Predevelopment

$Q_{pre\text{-}post} = Q_{post} - Q_{pre}$	$Q_{pre\text{-}post}$ =	0.12	in	
Pre/Post Volume = $Q_{pre\text{-}post}$ x A	$V_{pre\text{-}post}$ =	0.53	ac-in	

Water Quality Calculations

Water Quality

Project Area		4.249	ac	185,085 sf
Surface Water		0.000	ac	0 sf
Roof Area		1.487	ac	64,760 sf
Pavement/Walkways		0.979	ac	42,667 sf
Pervious area		1.783	ac	77,658 sf
Impervious area for water Quality (Site area for Water Quality - Pervious area)		0.979	ac	42,667 sf
% Impervious for Water Quality		23%		
A) One inch of runoff from project area		4.249	ac-in	
B) 2.5 inches times percent impervious (2.5 x percent impervious x (site area - surface water))		2.449	ac-in	
Total Volume Required	4.249	ac-in		15,424 cf
Pond Volume Provided	6.078	ac-in		22,063 cf
Exfiltration Volume Provided	25.704	ac-in		93,304 cf
Total Volume Provided	31.781	ac-in		115,367 cf

Exfiltration Trench Design

Required trench length (L_t) =

$$\frac{V}{K\,(2H2Du - Du^2 + 2H2Ds) + 1.39x10^{-4}(W)(Du)}$$

Assumed Hydraulic Conductivity, K=	0.000532	
H =	3	ft
W =	4	ft
Du =	1.5	ft
Ds =	4	ft
Volume of Trench , V =	25.704	ac-in
Trench Length Provided =	1495	FT

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THE LOFTS AT TRUMBO

Trumbo Road, Key West, Fl. 33040

AFFORDABLE HOUSING

Consultants:

Submissions:

Job #: 251023

Drawn By: AEP | Checked By: AEP

Title:

CONCEPTUAL DRAINAGE PLAN

Sheet Number:

C-300

Date: November 17, 2025

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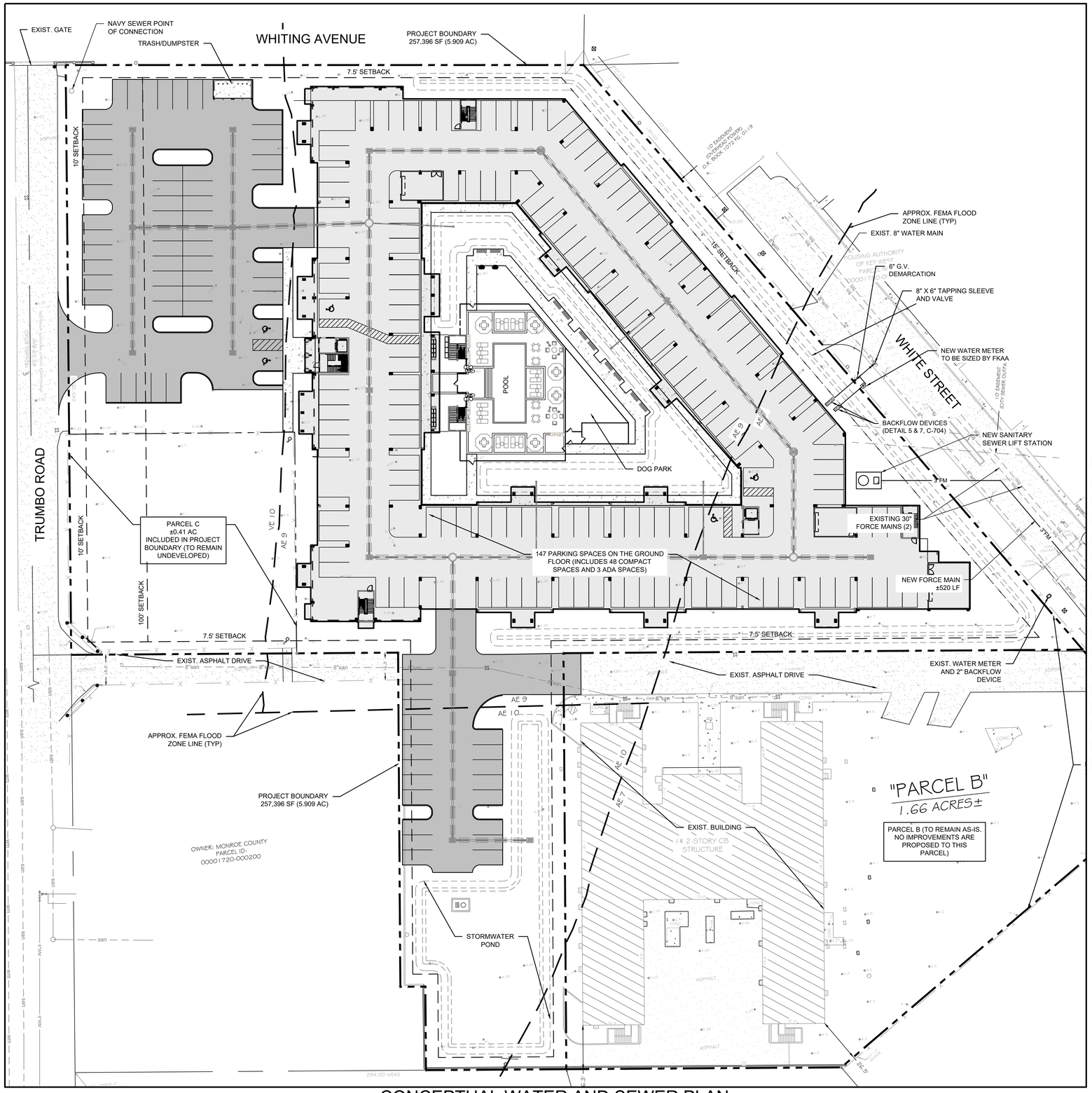

CONCEPTUAL WATER AND SEWER PLAN

MATCH LINE TO SHEET C-401

Know what's **below.** **Call** before you dig.

50' 0 50'

SCALE 1"=50'

BAR IS TWO INCHES ON ORIGINAL DRAWINGS IF NOT TWO INCHES ON THIS SHEET ADJUST SCALES

UTILITY NOTES:

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3. ALL WATER MAIN WORK SHALL CONFORM TO THE LATEST FLORIDA KEY AQUEDUCT AUTHORITY'S STANDARDS AND SPECIFICATIONS.
4. ALL SEWER WORK SHALL CONFORM TO THE LATEST CITY OF KEY WEST STANDARDS AND SPECIFICATIONS.

ESTIMATED SEWER FLOW

Building	Unit	# of BR's	Quantity (GPD)	Estimated Sewer Total Flow (GPD)	Peak Sewer Flow (GPD)	Peak Sewer Flow (GPM)	Sewer Sizing Notes
Building	41	1	100	4,100	16,400	11	Per Table 1, FAC 64E
	72	2	200	14,400	57,600	40	
	37	3	300	11,100	44,400	31	
Sub Total	150			29,600	118,400	82	
Total				29,600	118,400	82	
Peak Flow (GPD)				118,400			Peak hour, Pealing factor of 4
Peak Flow (GPM)				82			gpm

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THE LOFTS AT TRUMBO
Trumbo Road, Key West, Fl. 33040
AFFORDABLE HOUSING

Consultants:

Submissions:

Job #: 251023

Drawn By: AEP | Checked By: AEP

Title: CONCEPTUAL WATER AND SEWER PLAN

Sheet Number: C-400

Date: November 17, 2025

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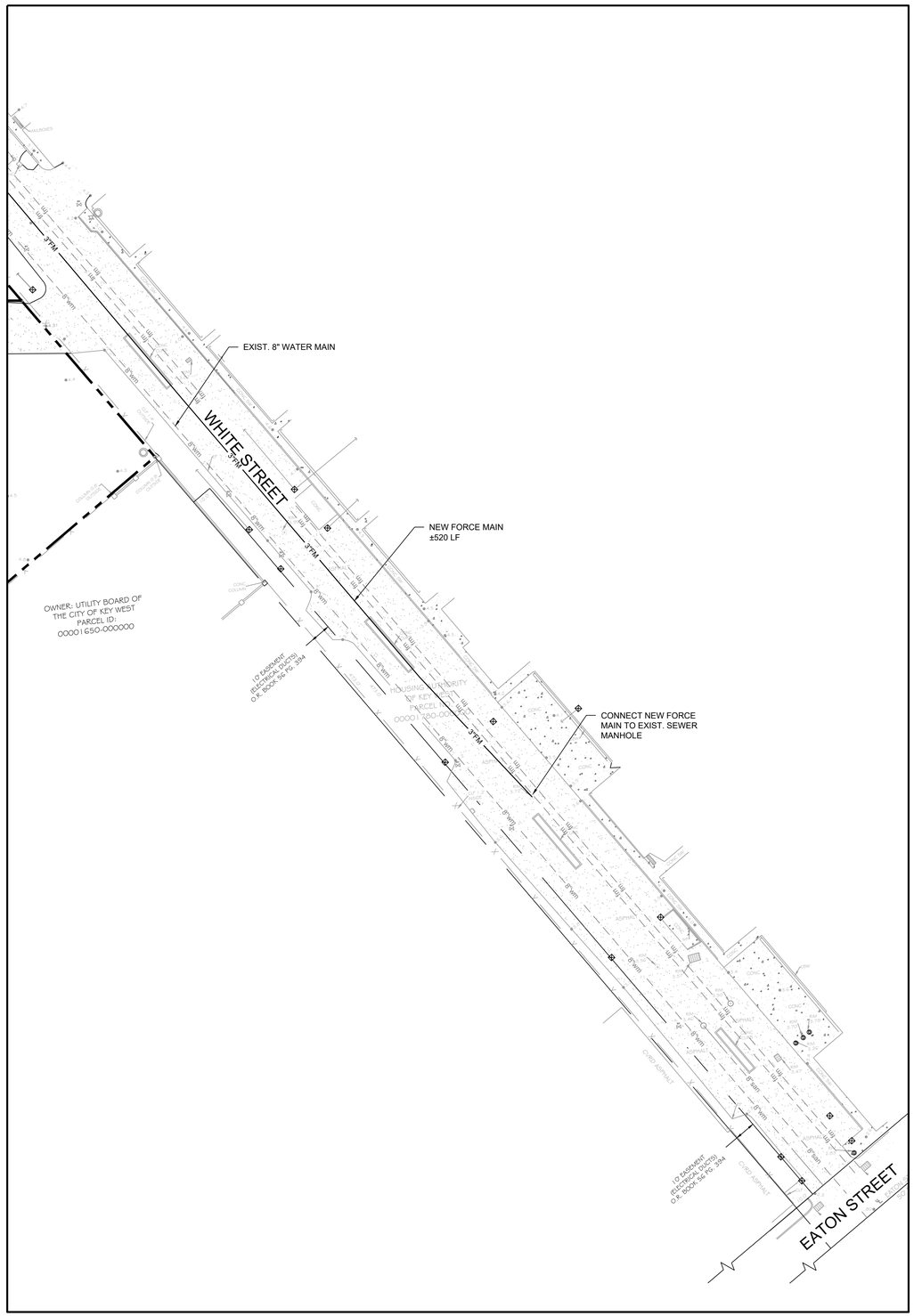

CONCEPTUAL WATER AND SEWER PLAN

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Title:
CONCEPTUAL WATER AND SEWER PLAN

Sheet Number:
C-401

Date: November 17, 2025

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bold line
design

VESTCOR TRUMBO

11.17.25 | PROGRESS SET | KEY WEST, FLORIDA

OWNER
TRUMBO, LTD
1649 ATLANTIC BOULEVARD
JACKSONVILLE, FLORIDA 32207

ARCHITECT
BOLD LINE DESIGN LLC
12636 SAN JOSE BOULEVARD | SUITE 3
JACKSONVILLE, FLORIDA 32223
ARCHITECTURE@BOLDLINE.DESIGN

INTERIOR DESIGNER
MICAMY DESIGN STUDIO
4887 VICTOR STREET
JACKSONVILLE, FLORIDA 32207
904.683.6625

CONTRACTOR
TBD

STRUCTURAL ENGINEER (PODIUM & FOUNDATION)
LOU PONTIGO & ASSOCIATES, INC.
4745 SUTTON PARK COURT, SUITE 204
JACKSONVILLE BEACH, FLORIDA 32224
904.242.0908

STRUCTURAL ENGINEER (STEEL FRAMING)
INTELLISTEEL
7815 AMERICAN WAY | SUITE 100
GROVELAND, FLORIDA 34736
352.557.4677

MECHANICAL & PLUMBING AND FIRE PROTECTION
BUNYA ENGINEERING LLC
36 RIDGEVIEW DRIVE
SILVER CREEK, GEORGIA 30173
404.451.0599

ELECTRICAL ENGINEER
PURE LIFE ENGINEERING
2700 SOUTH ARBOR DRIVE
MARIETTA, GEORGIA 30066
404.310.7865

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bld
architecture

BOLD LINE DESIGN LLC
12636 SAN JOSE BLVD | SUITE 3
JACKSONVILLE, FL 32223
904.253.3928

ARCHITECTURE@BOLDLINE.DESIGN

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THE REFERENCED CODES AND CHAPTER 633, FLORIDA STATUTES.

PROGRESS SET

VESTCOR TRUMBO
KEY WEST, FLORIDA

11.17.25
PROJECT NUMBER: 25-0008

Building Matrix - Trumbo

BLDG QTY			1 BED A1 665	1 BED A1a 665	1 BED A2 730	1 BED A3 758	2 BED B1 944	2 BED B1a 944	2 BED B2 959	3 BED C1 1,212	3 BED C1a 1,212	3 BED C2 1,260	Unit							
1	MIX 1												Total	Rentable SF	Balcony SF	Storage SF	Amenity SF	Common SF	Parking SF	Gross SF	Efficiency
		Floor 1											0	0	0	0	0	4,316	57,767	62,083	-
		Floor 2	9	1	1	2	22	1	1	8	1	2	48	45,093	1,276	1,856	4,985	11,057	0	64,267	82.80%
		Floor 3	10	1	1	2	22	1	1	10	1	2	51	48,147	1,663	2,575	0	11,101	0	63,486	82.51%
		Floor 4	11	0	1	2	21	2	1	11	0	2	51	48,147	1,663	2,575	0	11,101	0	63,486	82.51%
		Total	30	2	3	6	65	4	3	29	2	6	150	141,387	4,602	7,006	4,985	37,575	57,713	253,322	82.61%
		Project Total	30	2	3	6	65	4	3	29	2	6	150	141,387	4,602	7,006	4,985	37,575	57,713	253,322	82.61%
						27.33%			48.00%			24.67%		943	(AVERAGE UNIT SF)							

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ISSUES & REVISIONS

#	DATE	DESCRIPTION
1	11.17.25	PROGRESS SET

VESTCOR TRUMBO

DRAWN BY: MLG
CHECKED BY: JBB
VESTCOR TRUMBO
KEY WEST, FLORIDA
PROJECT NUMBER: 25-0008

PROJECT MATRIX

A011

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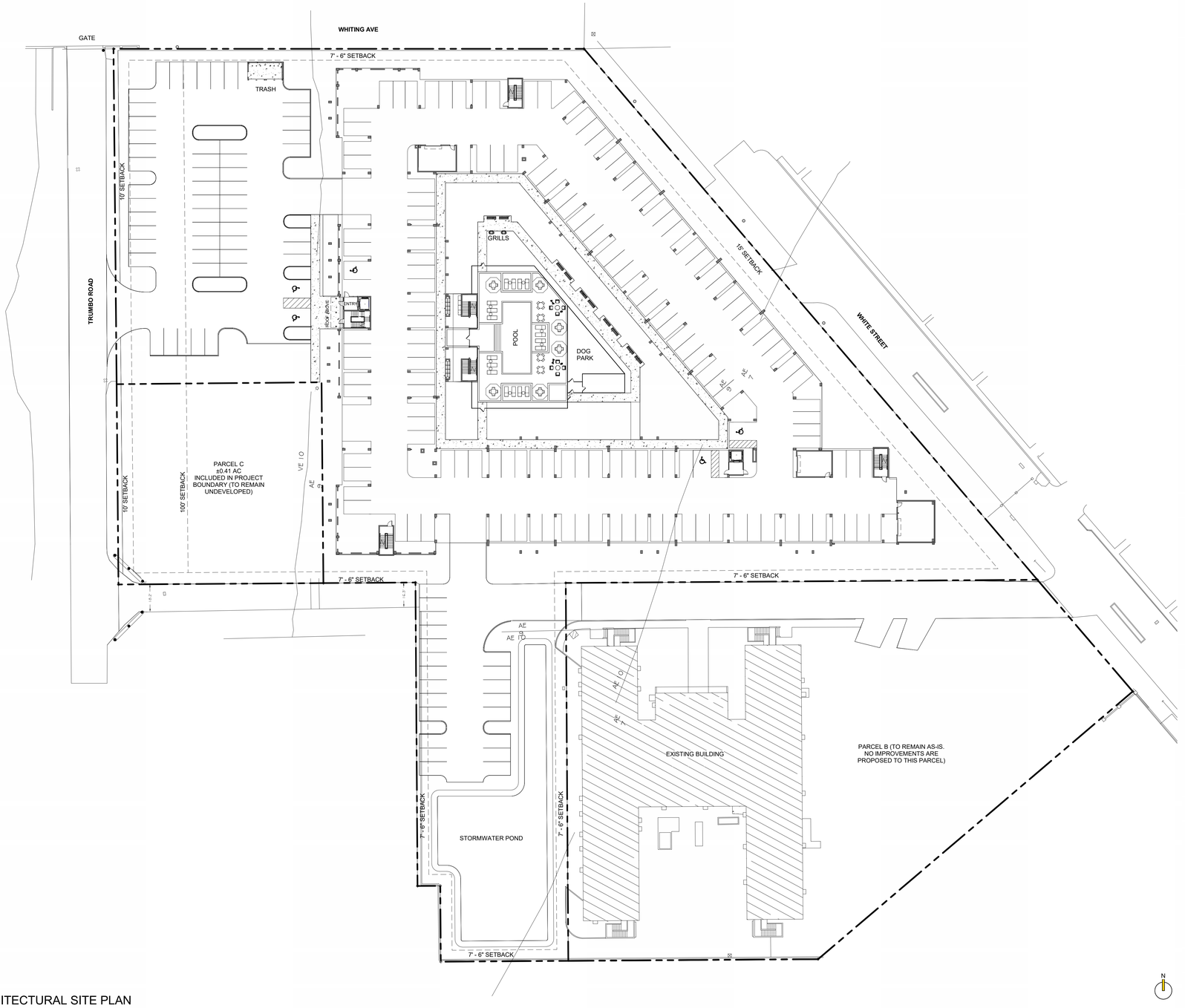
5 NORTHEAST SITE AERIAL

4 NORTHWEST SITE AERIAL

3 SOUTHEAST SITE AERIAL

2 SOUTHWEST SITE AERIAL



1 ARCHITECTURAL SITE PLAN
1" = 30'-0"

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904.253.3928

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ISSUES & REVISIONS

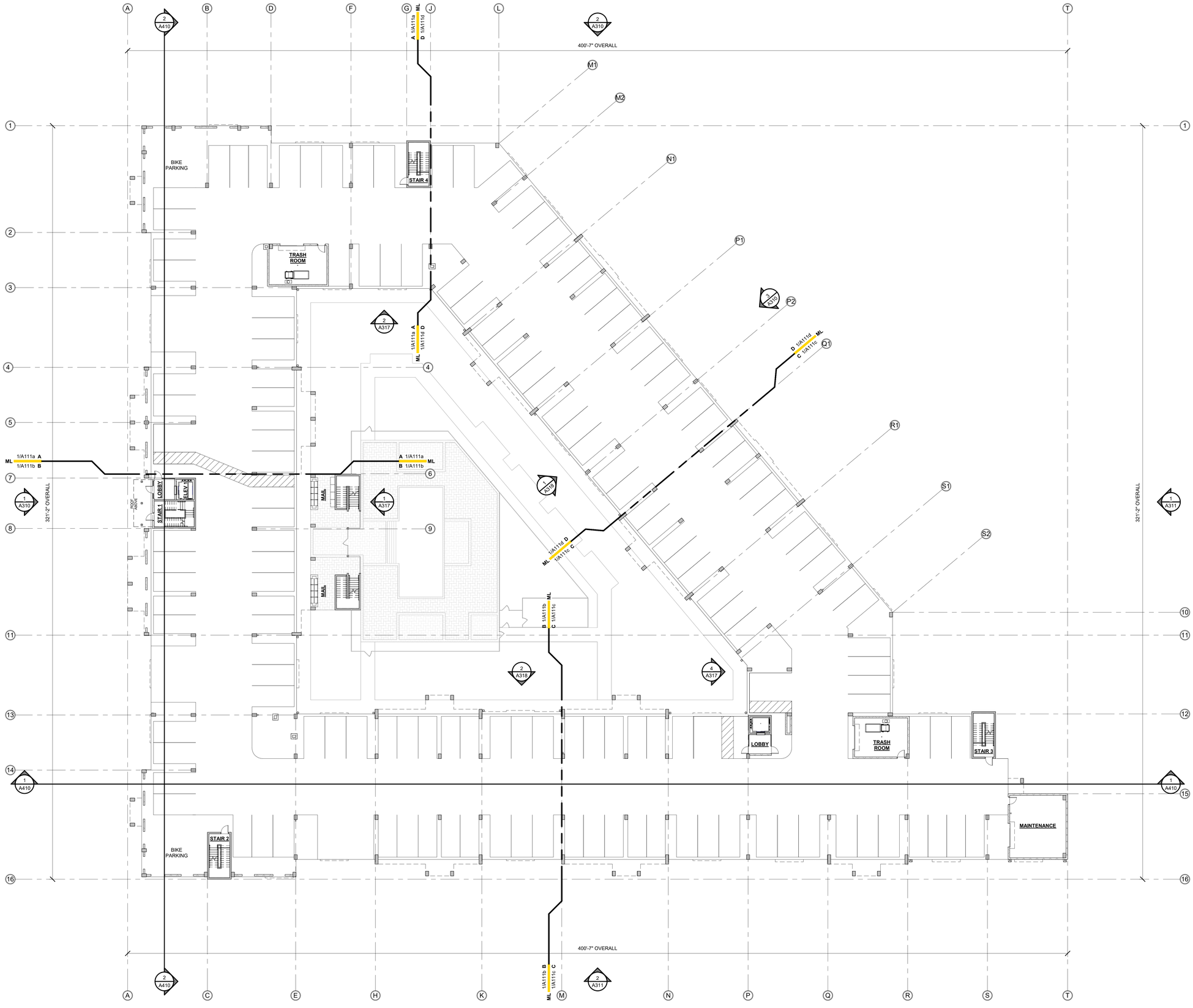
#	DATE	DESCRIPTION
1	11.17.25	PROGRESS SET

VESTCOR TRUMBO

DRAWN BY: MLG
CHECKED BY: JBB
VESTCOR TRUMBO
KEY WEST, FLORIDA
PROJECT NUMBER: 25-0008

ARCHITECTURAL SITE PLAN

A020



FLOOR PLAN - 1ST LEVEL - OVERALL
1/16" = 1'-0"

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ISSUES & REVISIONS

#	DATE	DESCRIPTION
1	11.17.25	PROGRESS SET

VESTCOR TRUMBO

DRAWN BY: JAS
CHECKED BY: JBB
VESTCOR TRUMBO
KEY WEST, FLORIDA
PROJECT NUMBER: 25-0008

FLOOR PLAN - 1ST LEVEL - OVERALL

A111

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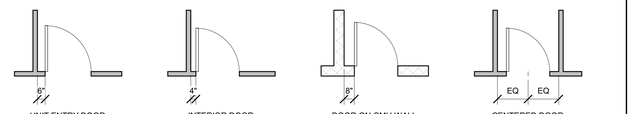
TYPICAL DOOR PLACEMENT

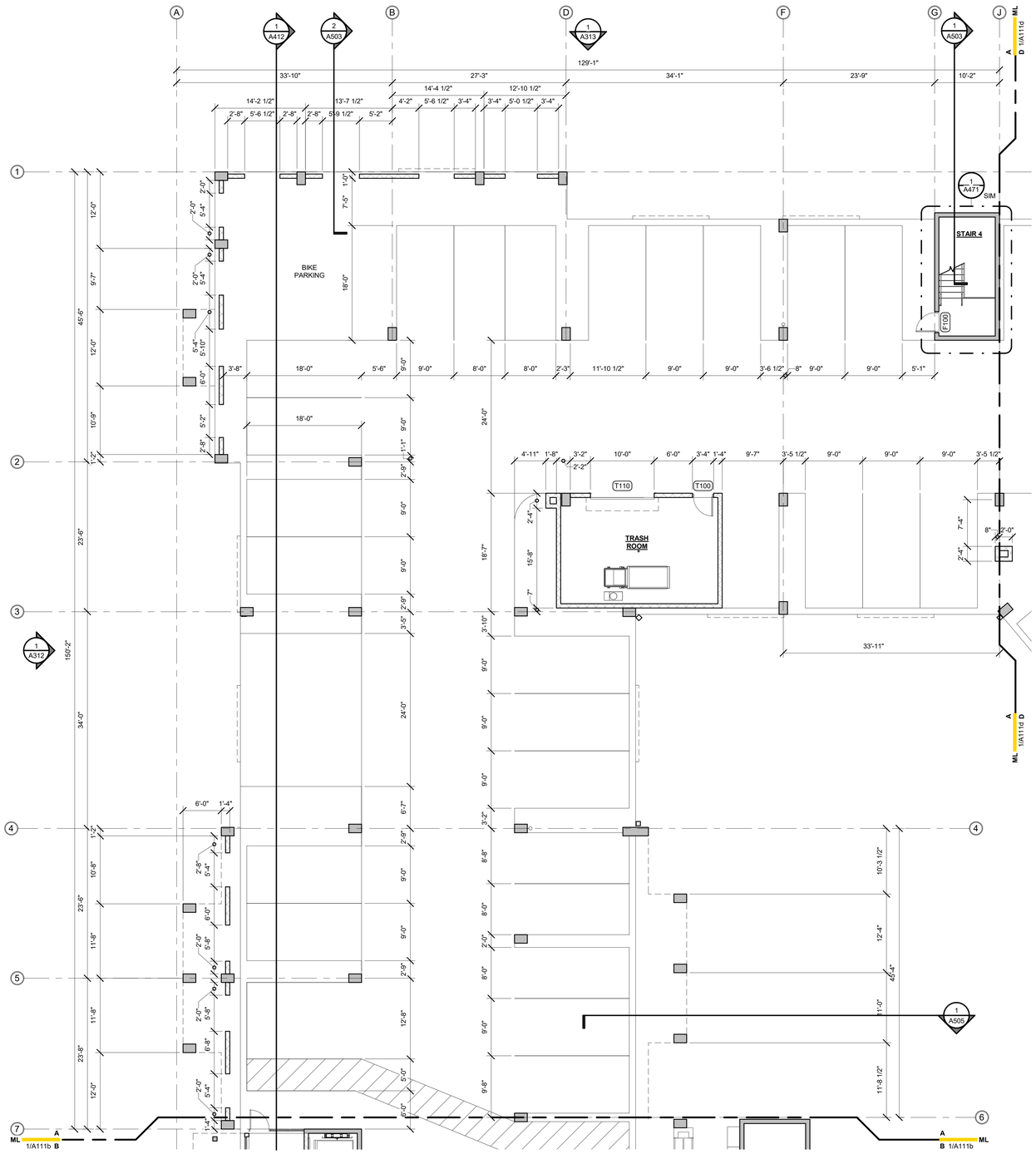


UNIT ENTRY DOOR
EXTEIOR DOOR

INTERIOR DOOR

DOOR ON CMU WALL

CENTERED DOOR



1 FLOOR PLAN - 1ST LEVEL AREA A
1/8" = 1'-0"

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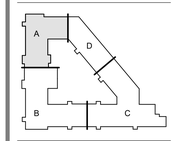
VESTCOR TRUMBO



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CHECKED BY: JBB
VESTCOR TRUMBO
KEY WEST, FLORIDA
PROJECT NUMBER: 25-0008

FLOOR PLAN - 1ST LEVEL - AREA A

A111a

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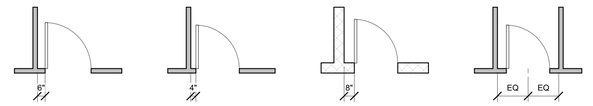
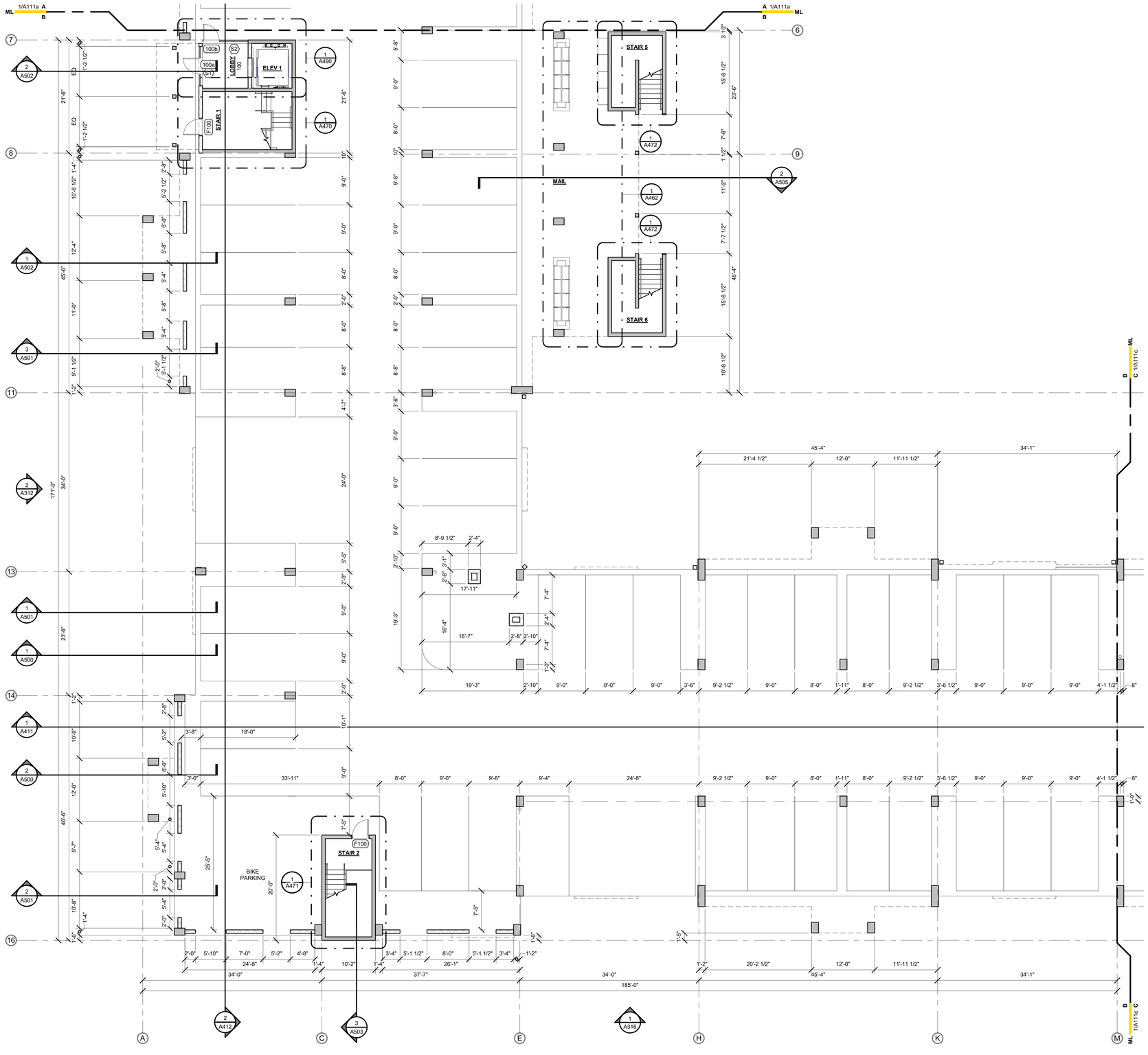
TYPICAL DOOR PLACEMENT





1 FLOOR PLAN - 1ST LEVEL - AREA B
1/8" = 1'-0"

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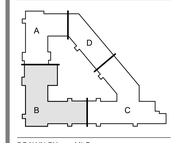
ISSUES & REVISIONS

#	DATE	DESCRIPTION
1	11.17.25	PROGRESS SET

VESTCOR TRUMBO



DRAWN BY: MLG
CHECKED BY: JBB
VESTCOR TRUMBO
KEY WEST, FLORIDA
PROJECT NUMBER: 25-0008

FLOOR PLAN - 1ST LEVEL - AREA B

A111b

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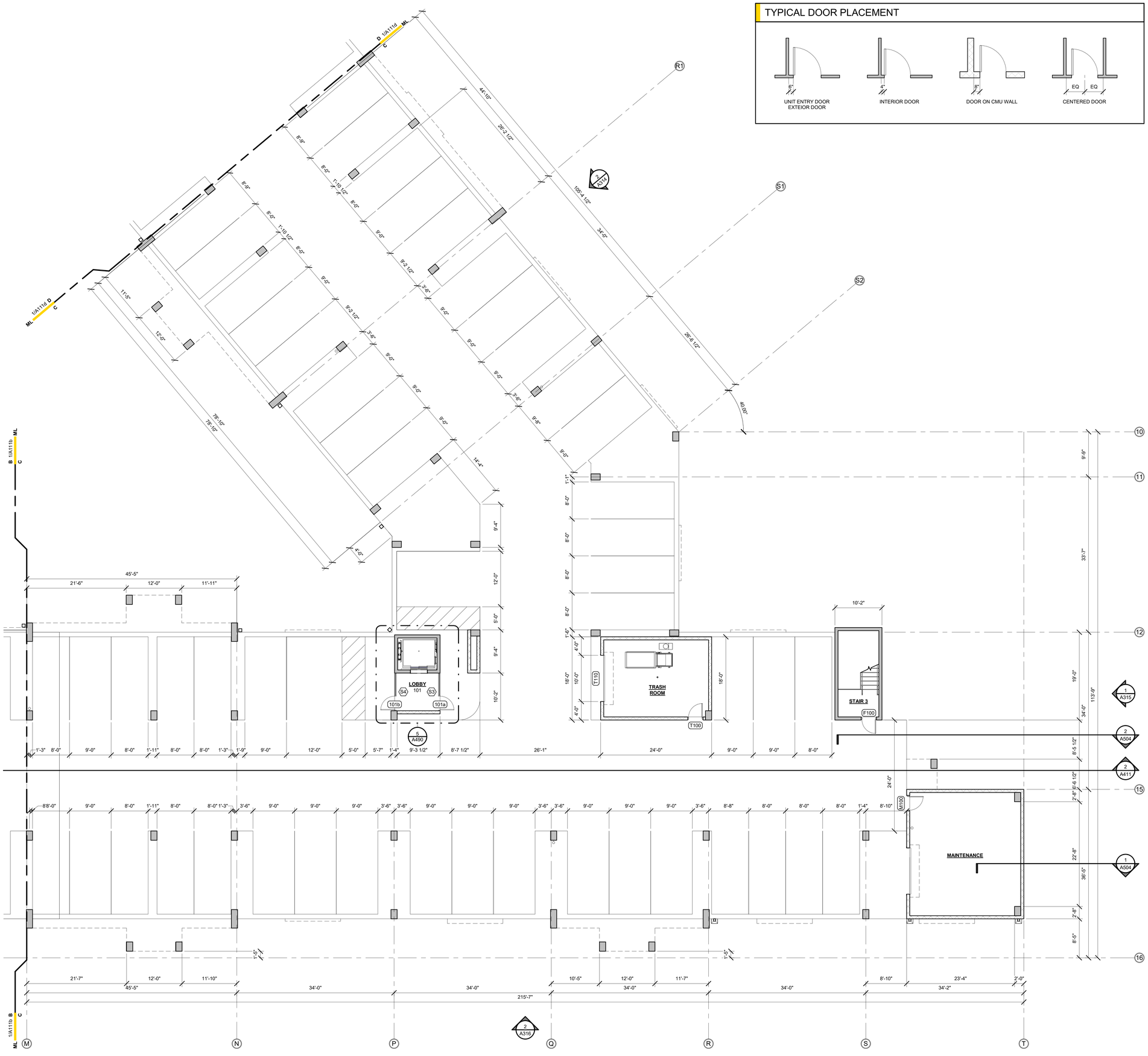
TYPICAL DOOR PLACEMENT



1 FLOOR PLAN - 1ST LEVEL - AREA C
1/8" = 1'-0"

bld architecture

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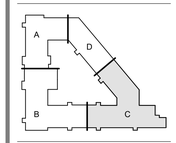
VESTCOR TRUMBO



DRAWN BY: MLG
CHECKED BY: JBB
VESTCOR TRUMBO
KEY WEST, FLORIDA
PROJECT NUMBER: 25-0008

FLOOR PLAN - 1ST LEVEL - AREA C

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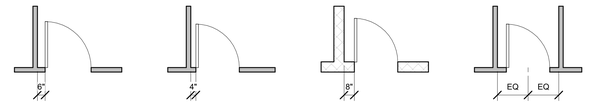
TYPICAL DOOR PLACEMENT



1 FLOOR PLAN - 1ST LEVEL - AREA D
1/8" = 1'-0"

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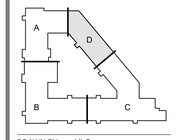
VESTCOR TRUMBO



DRAWN BY: MLG
CHECKED BY: JBB
VESTCOR TRUMBO
KEY WEST, FLORIDA
PROJECT NUMBER: 25-0008

FLOOR PLAN - 1ST LEVEL - AREA D

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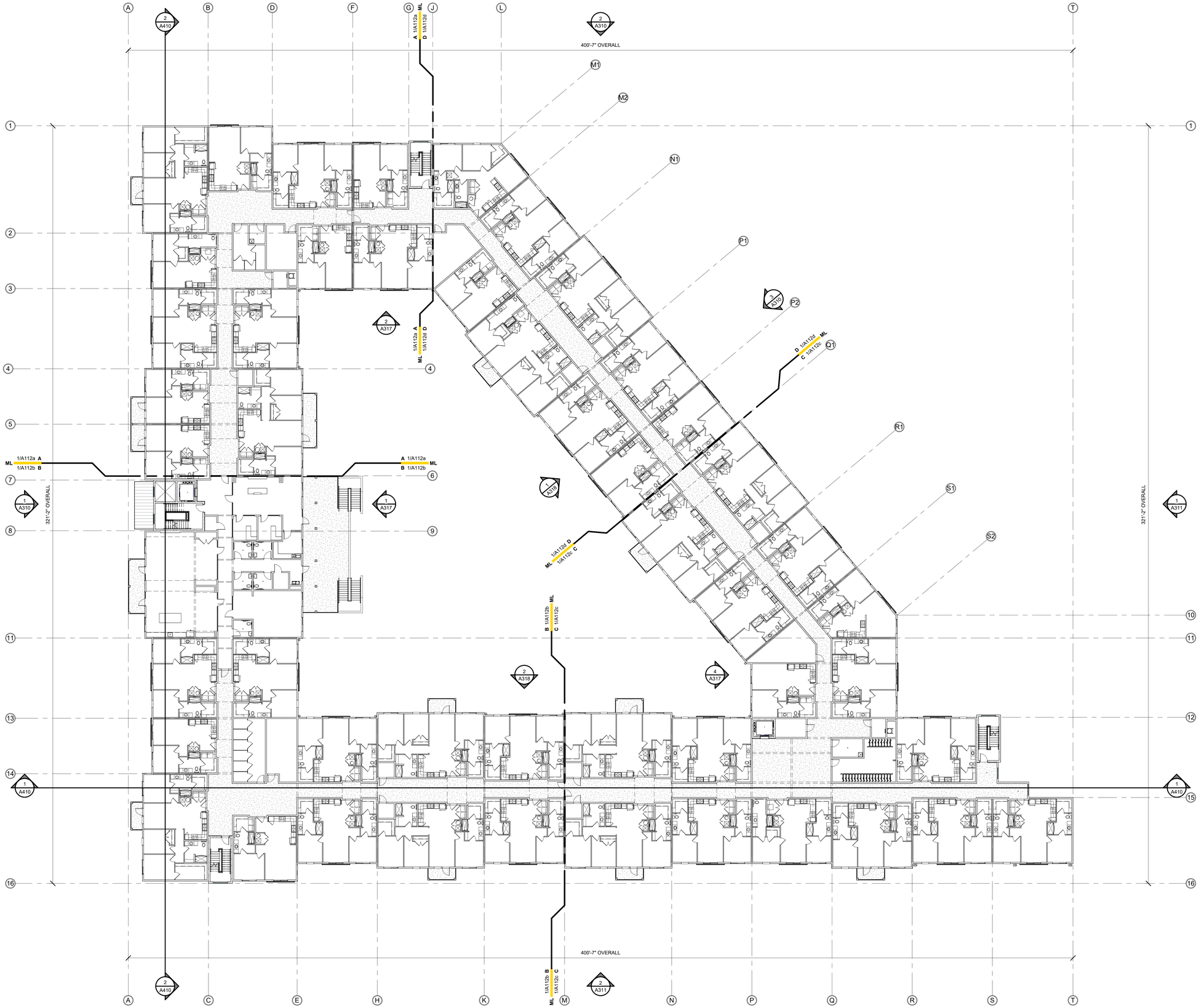

FLOOR PLAN - 2ND LEVEL - OVERALL
1/16" = 1'-0"

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1	11.17.25	PROGRESS SET

VESTCOR TRUMBO

DRAWN BY: MLG
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VESTCOR TRUMBO
KEY WEST, FLORIDA
PROJECT NUMBER: 25-0008

FLOOR PLAN - 2ND LEVEL - OVERALL

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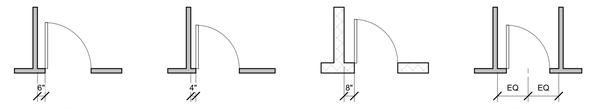
TYPICAL DOOR PLACEMENT

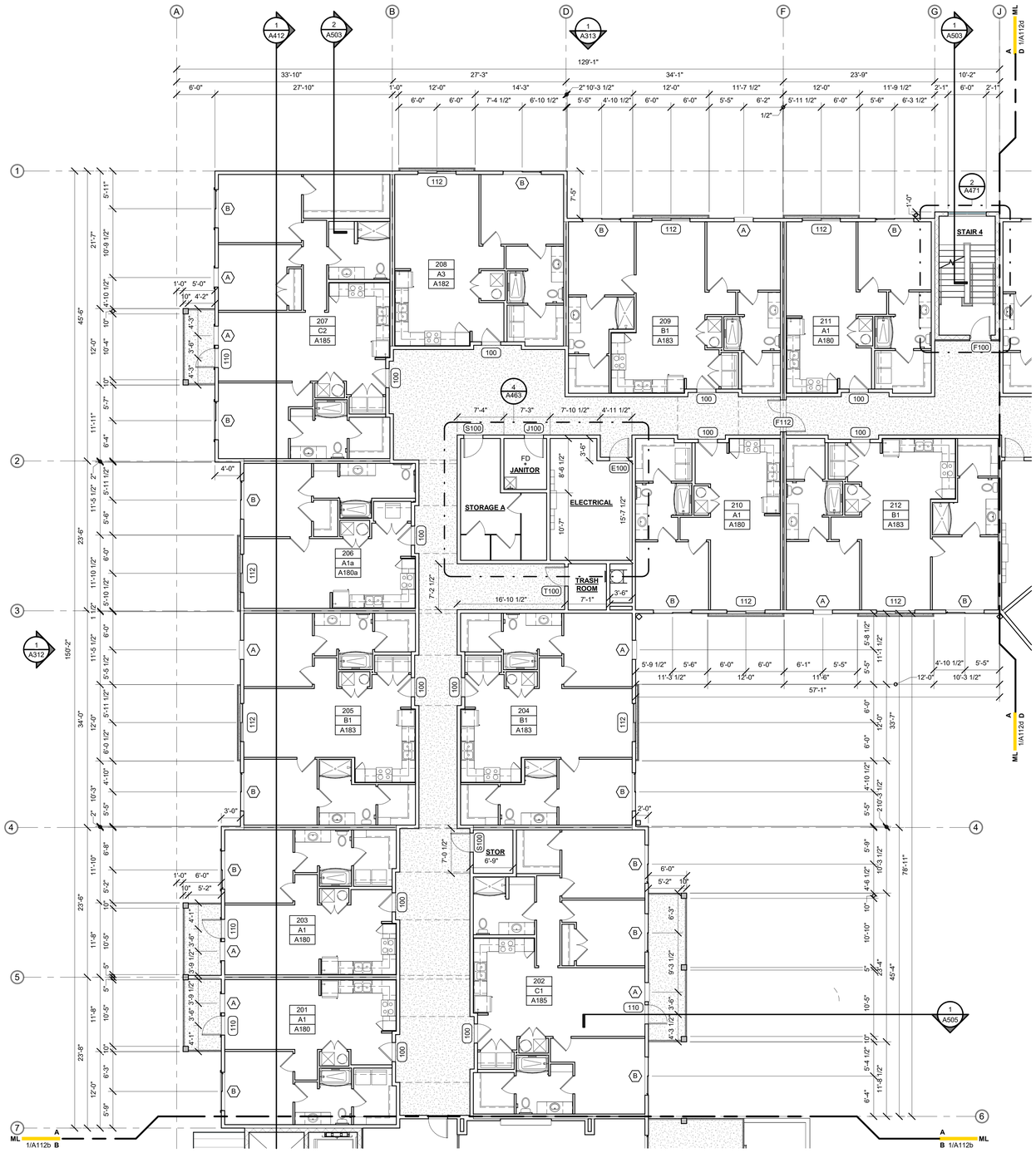


UNIT ENTRY DOOR
EXTEIOR DOOR

INTERIOR DOOR

DOOR ON CMU WALL

CENTERED DOOR



1 FLOOR PLAN - 2ND LEVEL - AREA A
1/8" = 1'-0"

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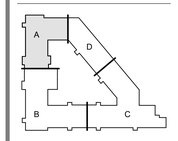
VESTCOR TRUMBO



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KEY WEST, FLORIDA
PROJECT NUMBER: 25-0008

FLOOR PLAN - 2ND LEVEL - AREA A

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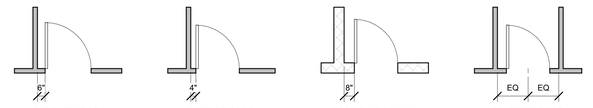

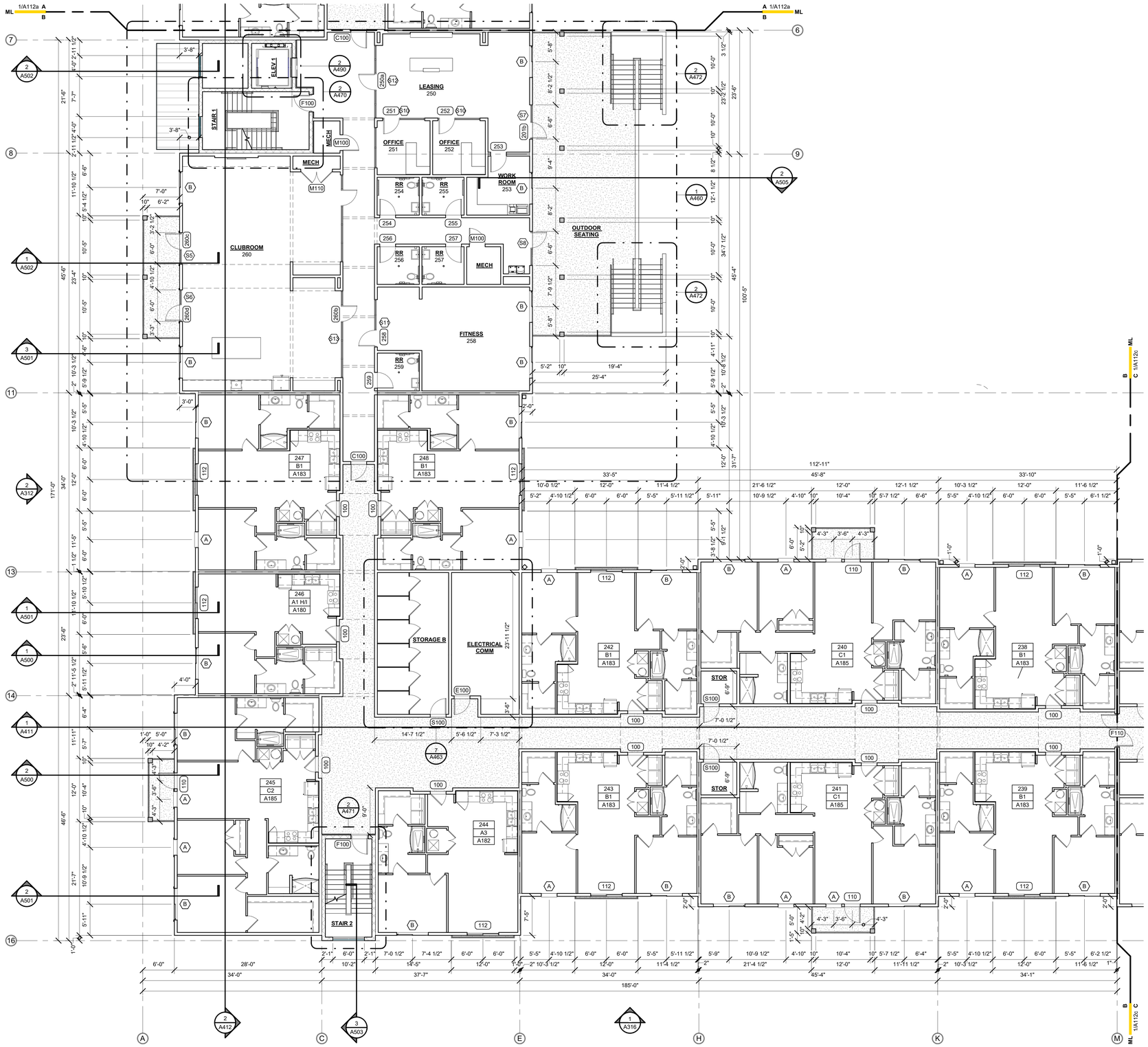

1 FLOOR PLAN - 2ND LEVEL - AREA B
1/8" = 1'-0"

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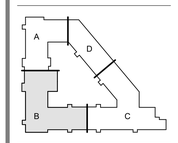

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KEY WEST, FLORIDA
PROJECT NUMBER: 25-0008

FLOOR PLAN - 2ND LEVEL - AREA B

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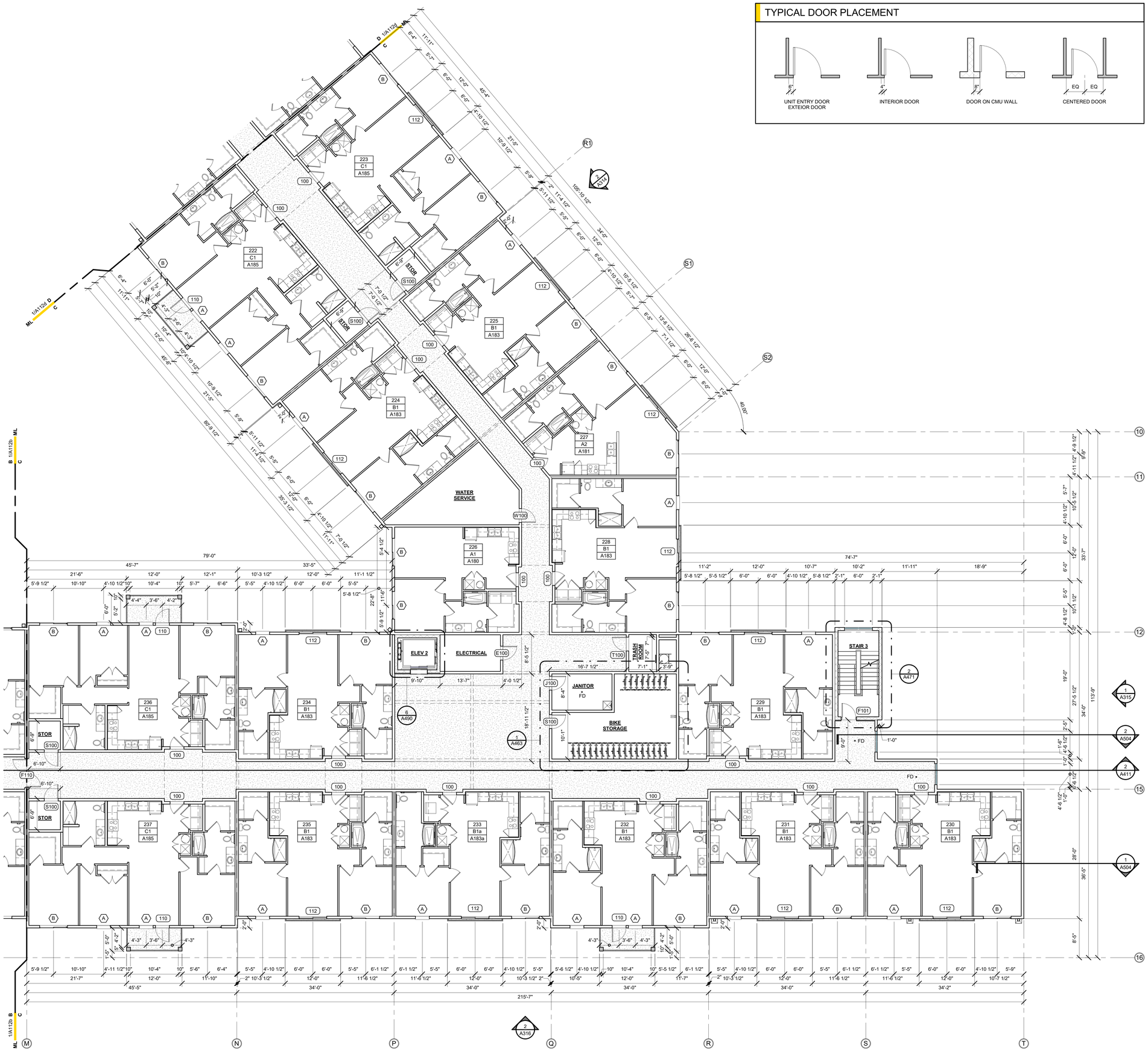
TYPICAL DOOR PLACEMENT



1 FLOOR PLAN - 2ND LEVEL - AREA C
1/8" = 1'-0"

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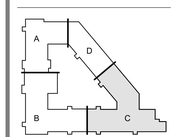

DRAWN BY: MLG
CHECKED BY: JBB
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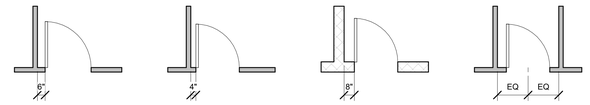
KEY WEST, FLORIDA
PROJECT NUMBER: 25-0008

FLOOR PLAN - 2ND LEVEL - AREA C

A112c

TYPICAL DOOR PLACEMENT



1 FLOOR PLAN - 2ND LEVEL - AREA D
1/8" = 1'-0"

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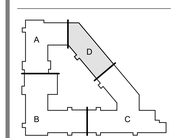
ISSUES & REVISIONS

#	DATE	DESCRIPTION
1	11.17.25	PROGRESS SET

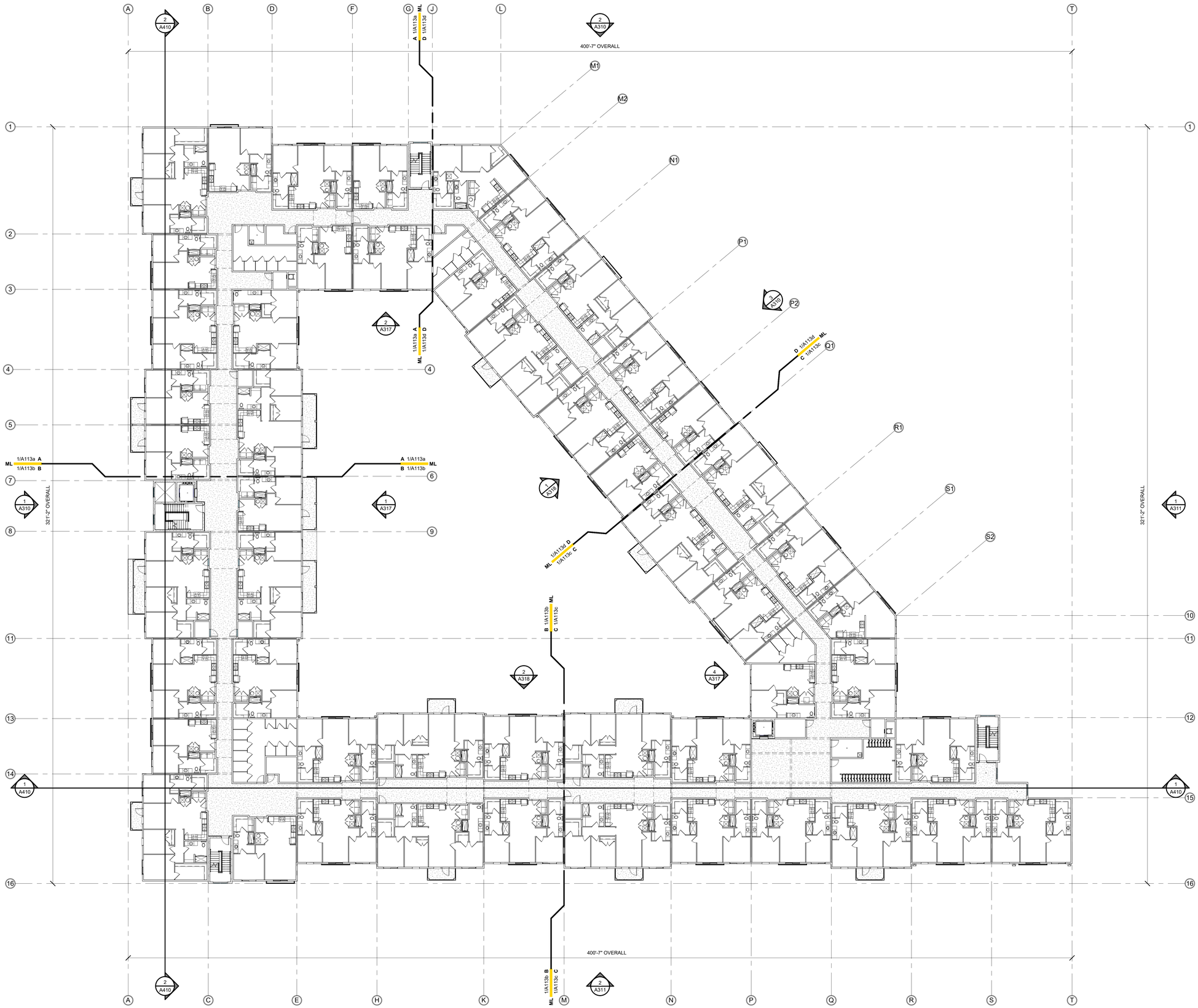
VESTCOR TRUMBO



DRAWN BY: MLG
CHECKED BY: JBB
VESTCOR TRUMBO
KEY WEST, FLORIDA
PROJECT NUMBER: 25-0008

FLOOR PLAN - 2ND LEVEL - AREA D

A112d



FLOOR PLAN - 3RD LEVEL - OVERALL
1/16" = 1'-0"

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VESTCOR TRUMBO

DRAWN BY: JAS
CHECKED BY: JBB
VESTCOR TRUMBO
KEY WEST, FLORIDA
PROJECT NUMBER: 25-0008

FLOOR PLAN - 3RD LEVEL - OVERALL

A113

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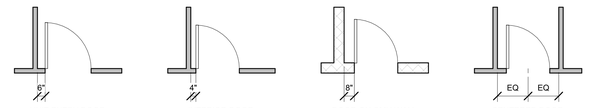
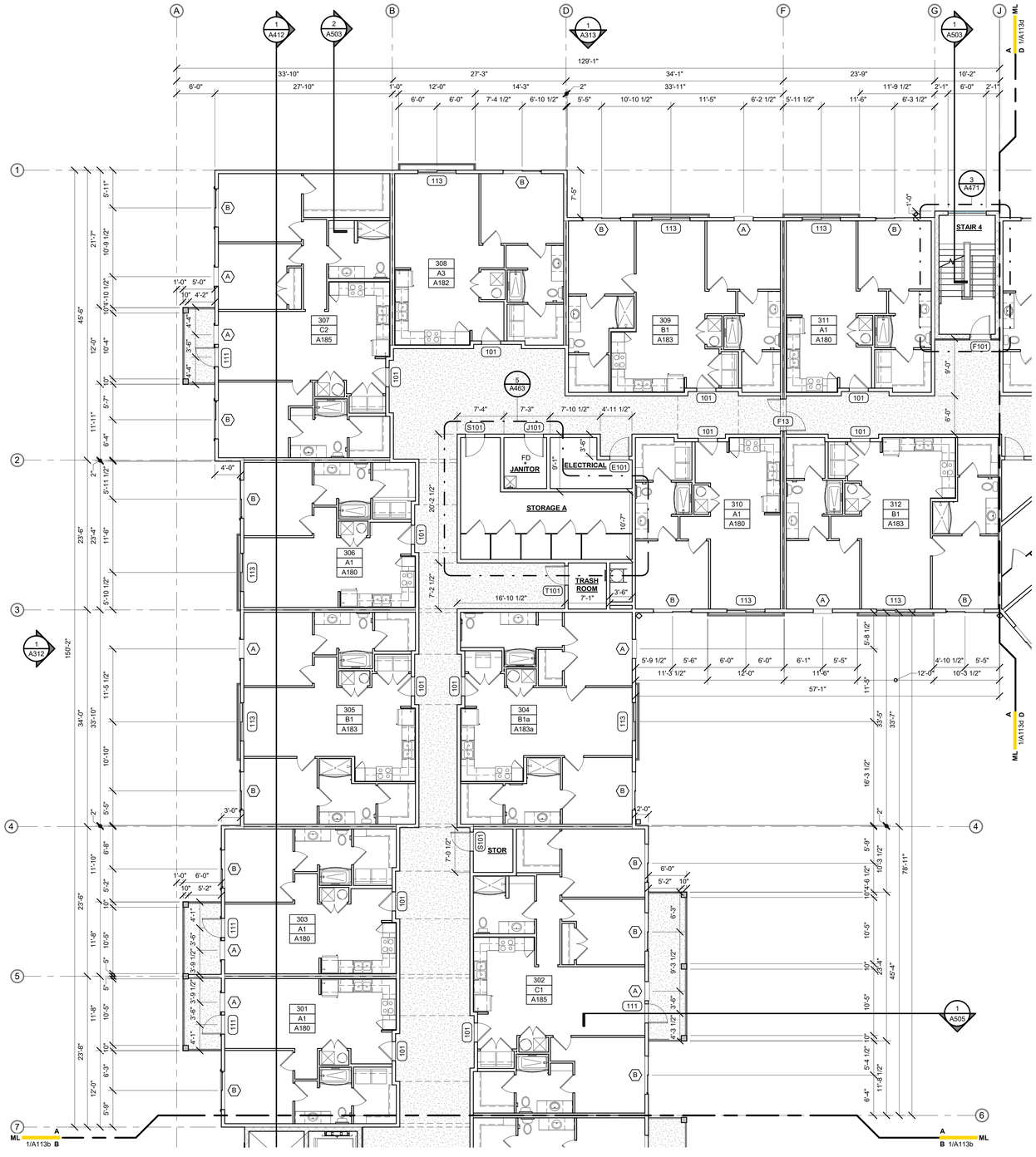
TYPICAL DOOR PLACEMENT





1 FLOOR PLAN - 3RD LEVEL - AREA A
1/8" = 1'-0"

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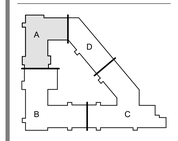
VESTCOR TRUMBO



DRAWN BY: MLG
CHECKED BY: JBB
VESTCOR TRUMBO
KEY WEST, FLORIDA
PROJECT NUMBER: 25-0008

FLOOR PLAN - 3RD LEVEL - AREA A

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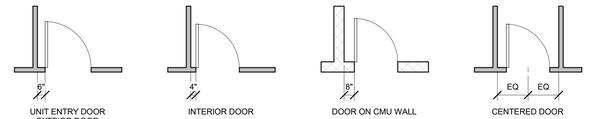
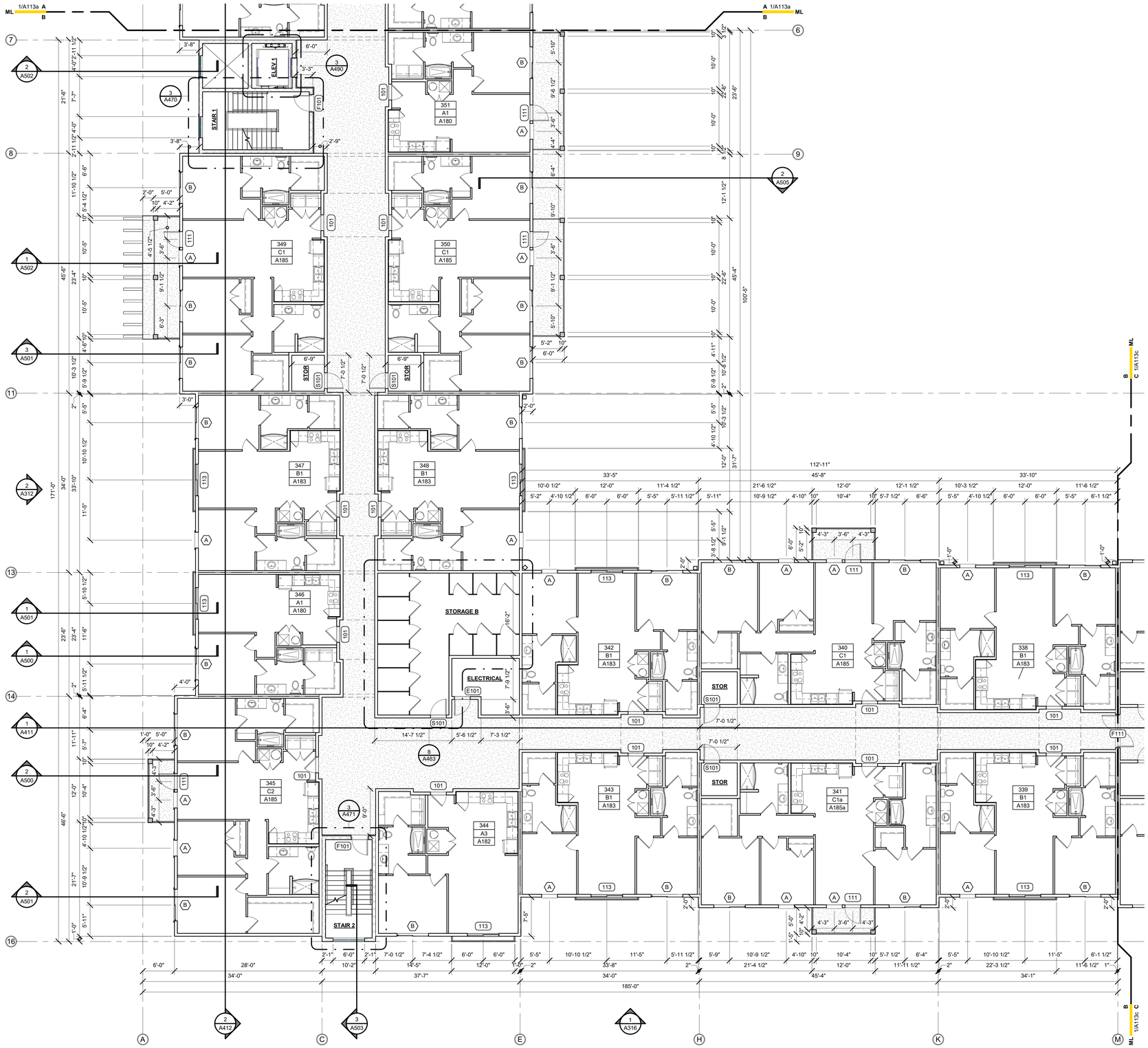
TYPICAL DOOR PLACEMENT





1 FLOOR PLAN - 3RD LEVEL - AREA B
1/8" = 1'-0"

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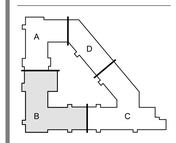

DRAWN BY: MLG
CHECKED BY: JBB
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KEY WEST, FLORIDA
PROJECT NUMBER: 25-0008

FLOOR PLAN - 3RD LEVEL - AREA B

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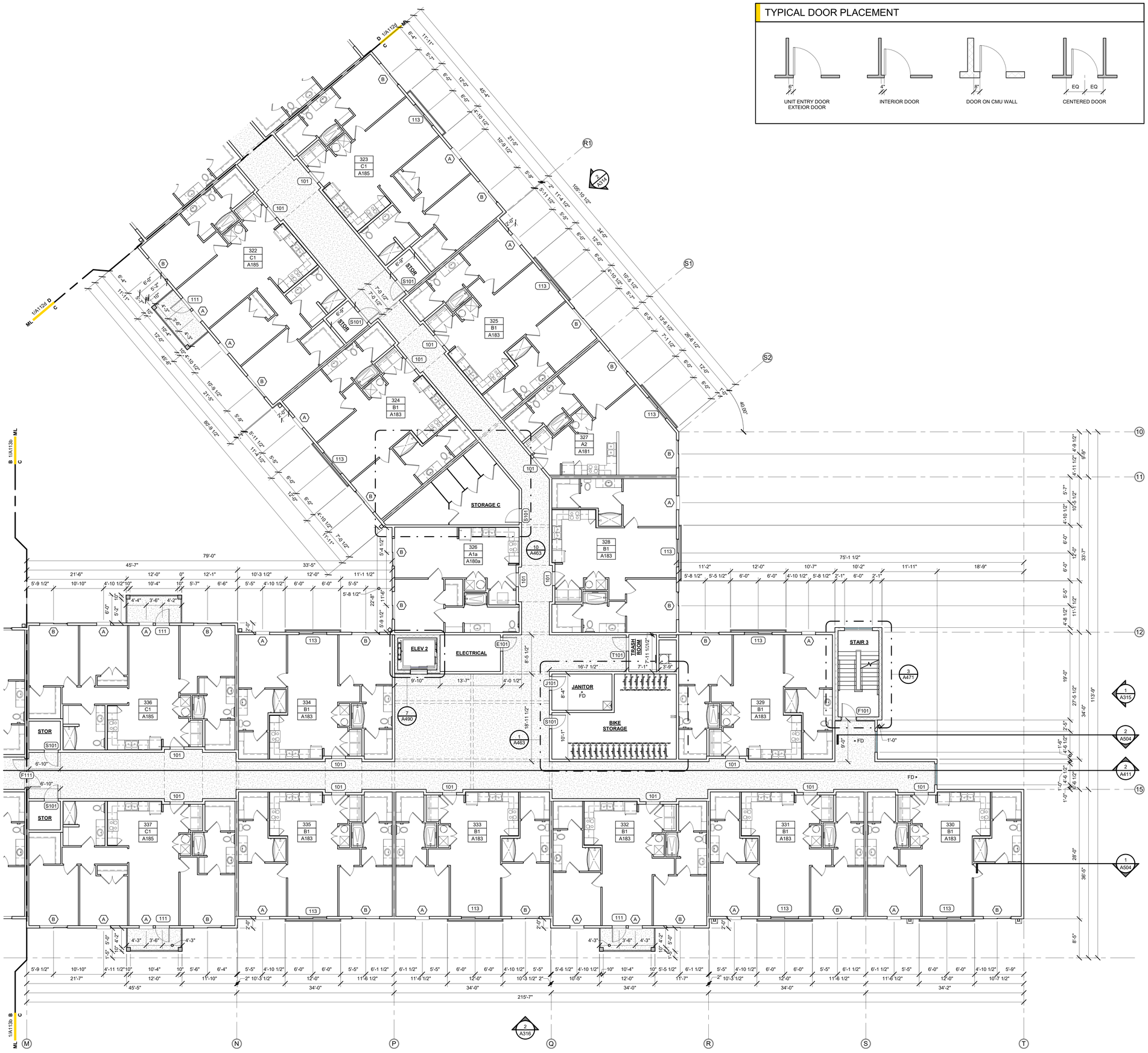
TYPICAL DOOR PLACEMENT



1 FLOOR PLAN - 3RD LEVEL - AREA C
1/8" = 1'-0"

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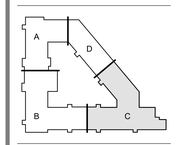

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FLOOR PLAN - 3RD LEVEL - AREA C

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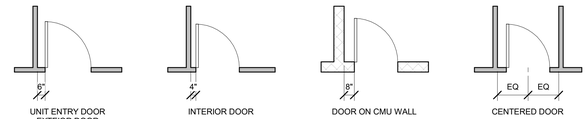
TYPICAL DOOR PLACEMENT



1 FLOOR PLAN - 3RD LEVEL - AREA D
1/8" = 1'-0"

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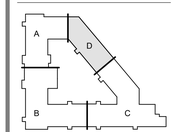
ISSUES & REVISIONS

#	DATE	DESCRIPTION
1	11.17.25	PROGRESS SET

VESTCOR TRUMBO



DRAWN BY: MLG
CHECKED BY: JBB
VESTCOR TRUMBO
KEY WEST, FLORIDA
PROJECT NUMBER: 25-0008

FLOOR PLAN - 3RD LEVEL - AREA D

A113d

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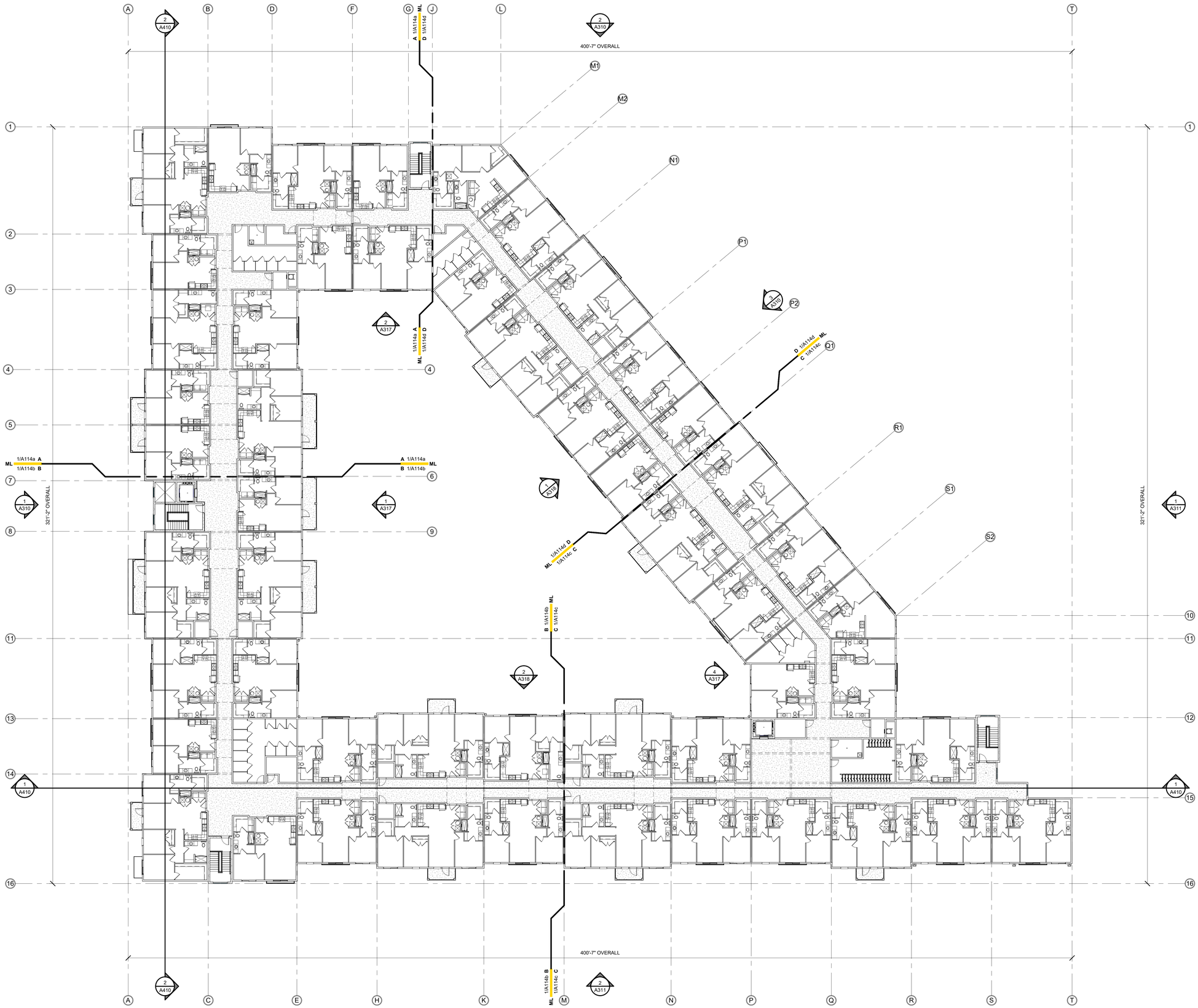

FLOOR PLAN - 4TH LEVEL - OVERALL
1/16" = 1'-0"

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ISSUES & REVISIONS

#	DATE	DESCRIPTION
1	11.17.25	PROGRESS SET

VESTCOR TRUMBO

DRAWN BY: JAS
CHECKED BY: JBB
VESTCOR TRUMBO
KEY WEST, FLORIDA
PROJECT NUMBER: 25-0008

FLOOR PLAN - 4TH LEVEL - OVERALL

A114

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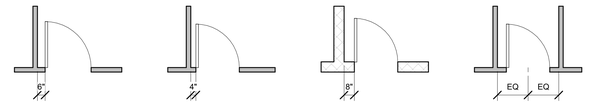
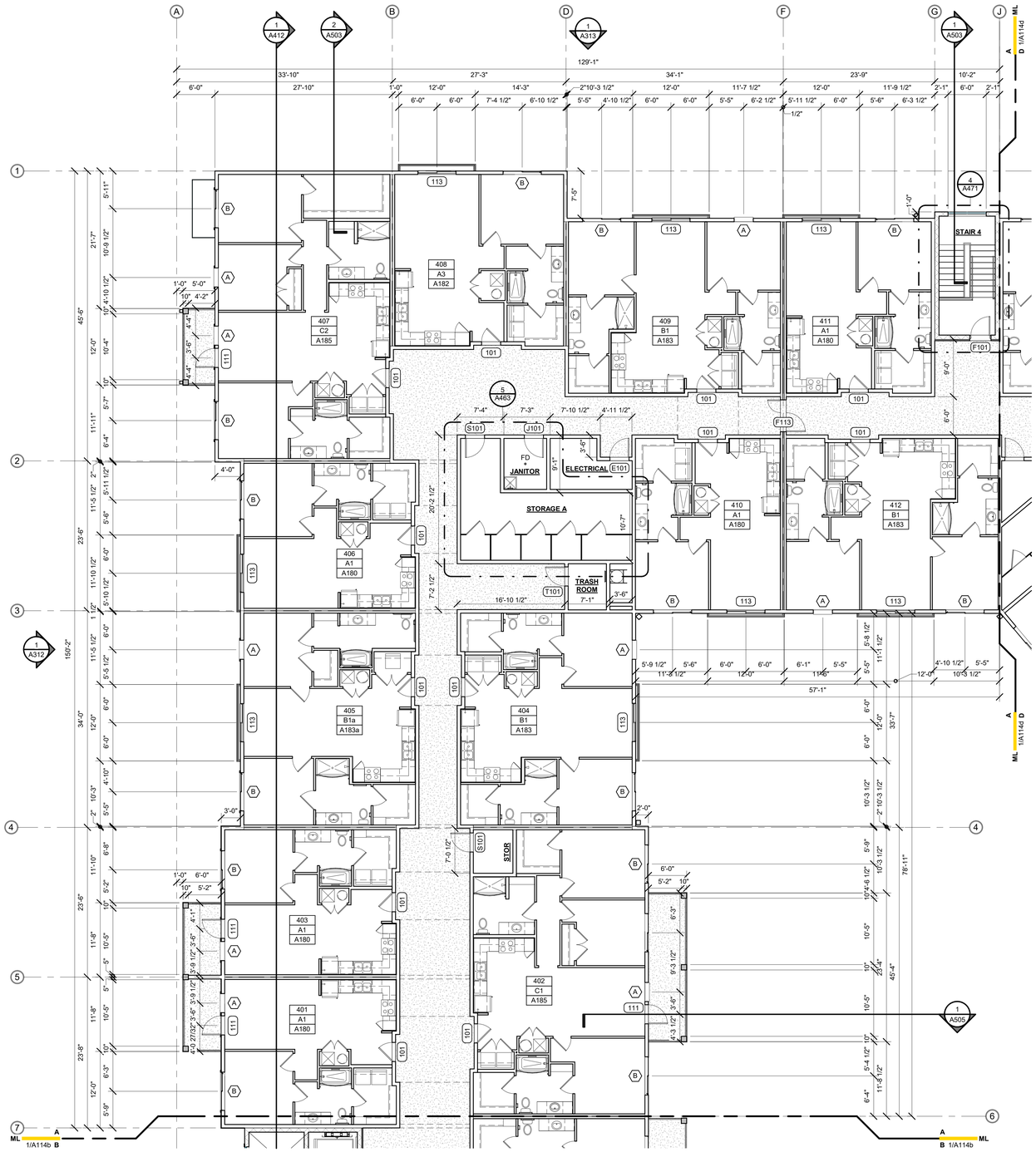
TYPICAL DOOR PLACEMENT





1 FLOOR PLAN - 4TH LEVEL - AREA A
1/8" = 1'-0"

bld architecture

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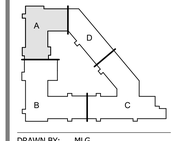

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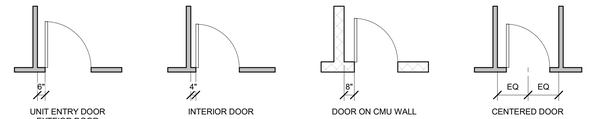
KEY WEST, FLORIDA
PROJECT NUMBER: 25-0008

FLOOR PLAN - 4TH LEVEL - AREA A

A114a

TYPICAL DOOR PLACEMENT

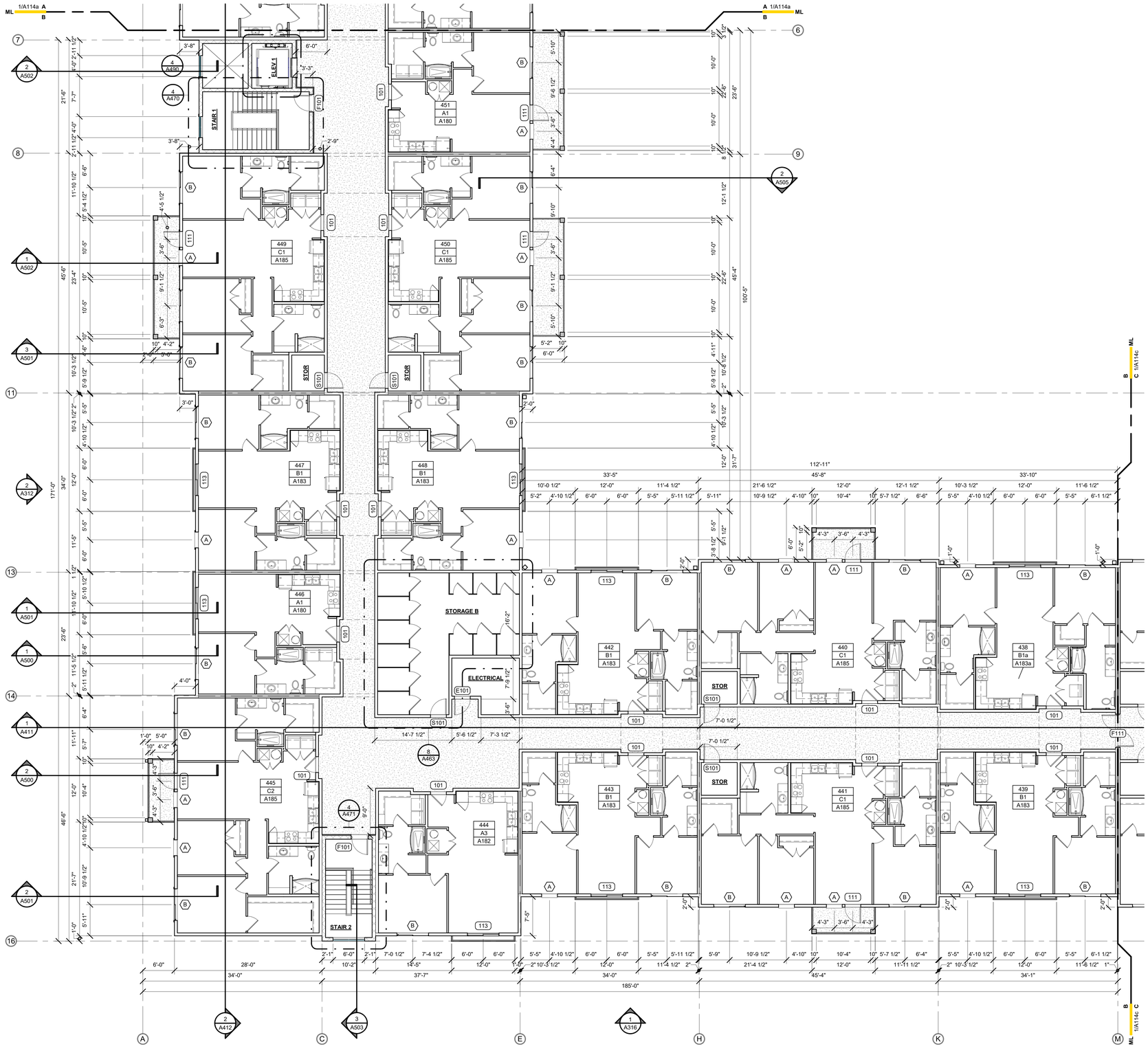


UNIT ENTRY DOOR
EXTEIOR DOOR

INTERIOR DOOR

DOOR ON CMU WALL

CENTERED DOOR



1 FLOOR PLAN - 4TH LEVEL - AREA B
1/8" = 1'-0"

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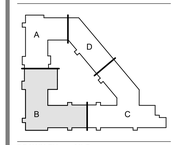

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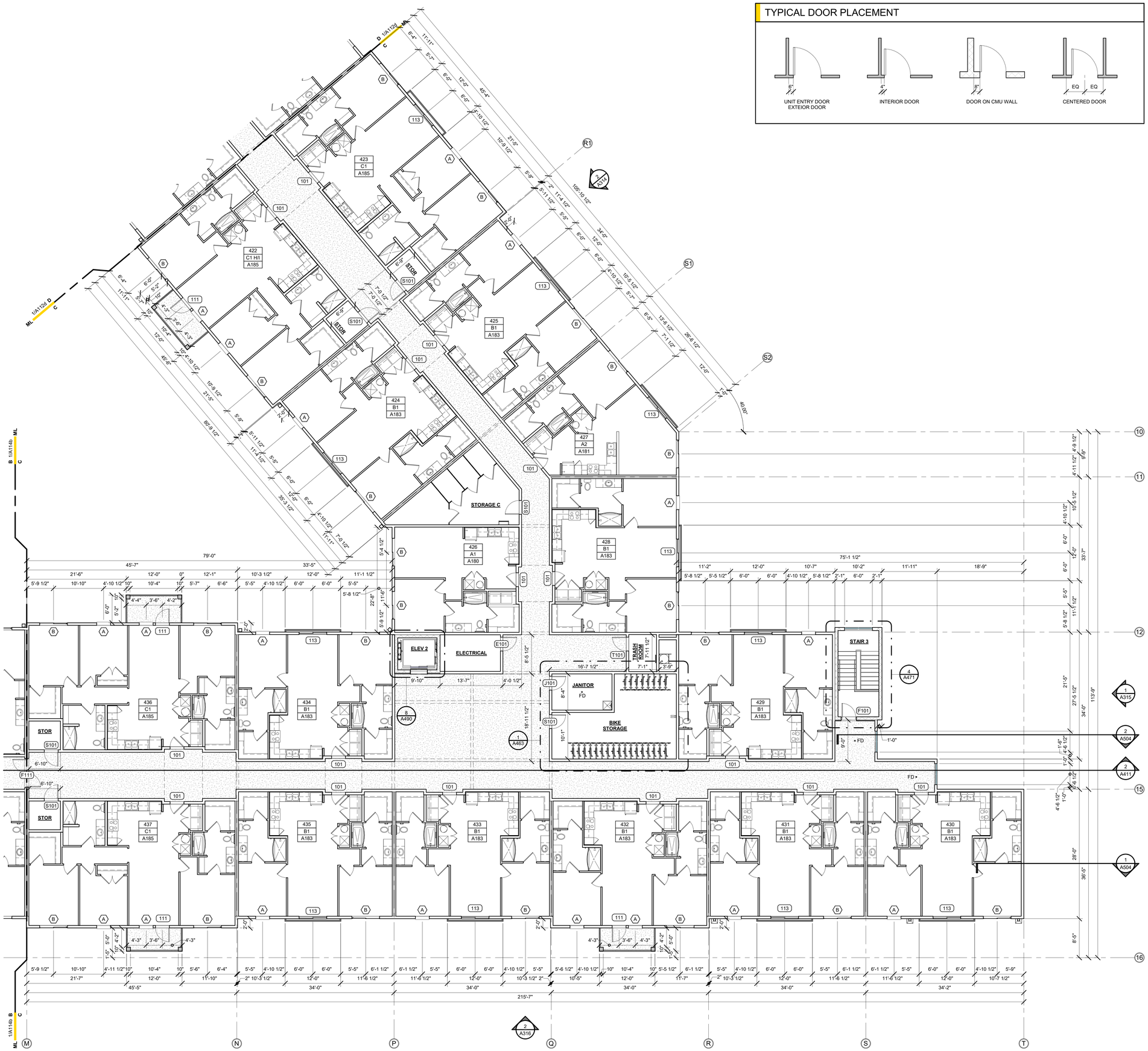
FLOOR PLAN - 4TH LEVEL - AREA B

A114b

TYPICAL DOOR PLACEMENT



1 FLOOR PLAN - 4TH LEVEL - AREA C
1/8" = 1'-0"

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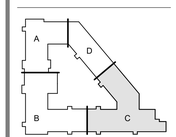

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FLOOR PLAN - 4TH LEVEL - AREA C

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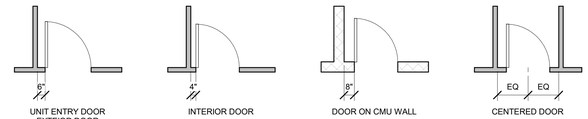
TYPICAL DOOR PLACEMENT



1 FLOOR PLAN - 4TH LEVEL - AREA D
1/8" = 1'-0"

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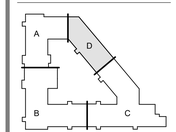

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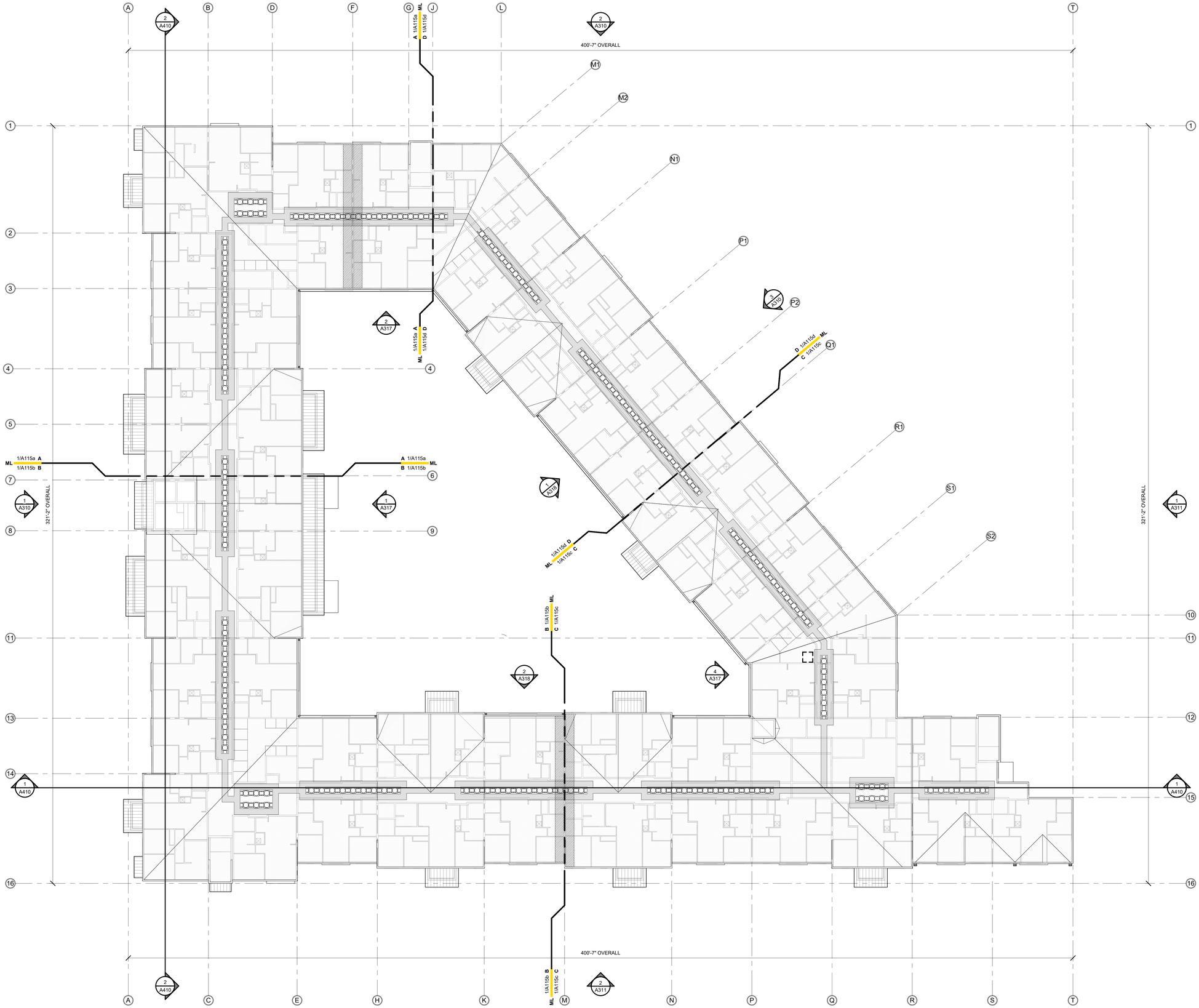
PROJECT NUMBER: 25-0008

FLOOR PLAN - 4TH LEVEL - AREA D

A114d



ROOF PLAN - OVERALL
1/16" = 1'-0"

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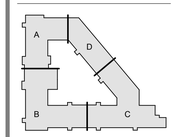

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ROOF PLAN - OVERALL

A115

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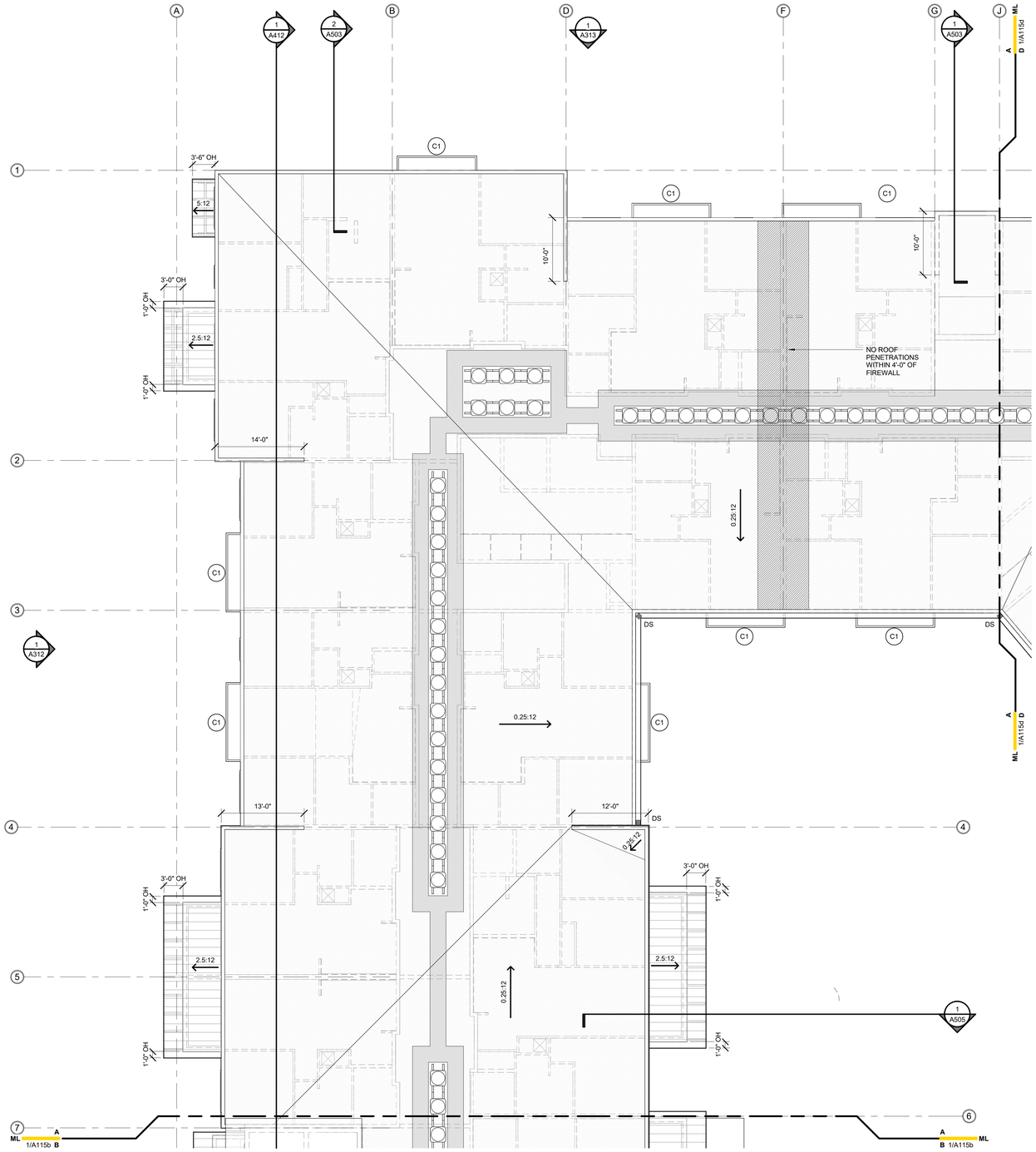
ROOF NOTES

1. TYPICAL ROOF FEATURES & COMPONENTS (UNO)
   - ROOF PITCH — RE: ROOF PLAN
   - GUTTER PROFILE — 10" BOX-STYLE
   - DOWNSPOUT SIZE — 8"X8"
2. ROOFING SYSTEM
   A. INSTALL ROOFING SYSTEM PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
   B. PROVIDE MANUFACTURER'S FULL WARRANTY.
3. ROOF DRAINAGE SYSTEMS
   A. ALL ROOFS WILL SLOPE 1/4" PER FOOT TO GUTTERS.
   B. GUTTERS & DOWNSPOUTS SHALL BE FABRICATED OUT OF ALUMINUM AND INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS INDICATED IN SMACNA'S ARCHITECTURAL SHEET METAL MANUAL.
4. REFER TO CIVIL FOR LOCATIONS WHERE DOWNSPOUT T ERMINATIONS ARE CONNECTED TO THE STORM SEWER SYSTEM. PROVIDE A SPLASH BLOCK AT EACH DOWNSPOUT TERMINATION WHERE IT IS NOT CONNECTED TO THE STORM SEWER SYSTEM.
5. ALL HVAC CONDENSING UNITS LOCATED ON ROOF.
6. MINIMUM CLEARANCES
   A. ALL ROOF MOUNTED EQUIPMENT AND ROOF ACCESS HATCH OPENINGS SHALL BE INSTALLED WITH 10'-0" MINIMUM CLEARANCE FROM THE ROOF EDGE. GUARDS OR FALL PROTECTION MAY BE REQUIRED IF INSTALLED WITHIN LESS THAN 10'-0" OF THE ROOF EDGE. RE: FBC-B SECTION 1015.6 & 1016.7
7. ALL ROOF LOCATIONS WITH LESS THAN 4:12 PITCH TO RECEIVE SELF ADHERED ROOF UNDERLAYMENT INSTALLED PER MANUFACTURER'S RECOMMENDATIONS

ROOF PLAN LEGEND

- ROOF PITCH SLOPE DIRECTION
- ROOFING SYSTEM — FULLY ADHERED TPO
- ROOFING SYSTEM — STANDING SEAM METAL ROOF
- TPO WALK PATH
- GUTTER
- DS — DOWNSPOUT (DS) TO GRADE / STORM
- SP DS — SCUPPER AND DOWNSPOUT (SP, DS) TO GRADE / STORM



1 ROOF PLAN - AREA A
1/8" = 1'-0"

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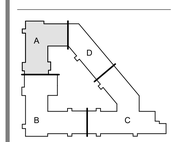

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ROOF PLAN - AREA A

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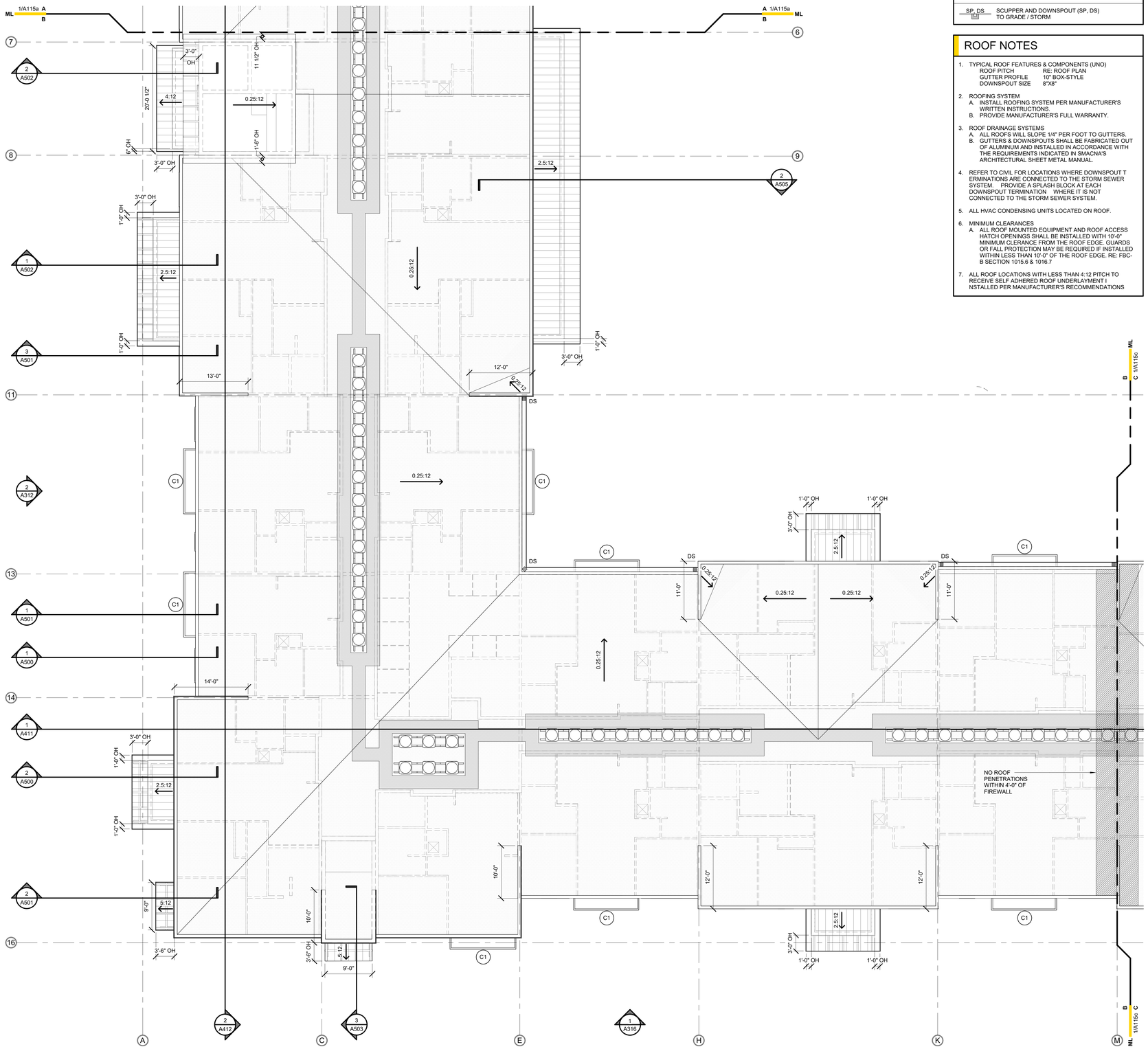

1 ROOF PLAN - AREA B
1/8" = 1'-0"

ROOF PLAN LEGEND

- ROOF PITCH SLOPE DIRECTION
- ROOFING SYSTEM FULLY ADHERED TPO
- ROOFING SYSTEM STANDING SEAM METAL ROOF
- TPO WALK PATH
- GUTTER
- DS — DOWNSPOUT (DS) TO GRADE / STORM
- SP DS — SCUPPER AND DOWNSPOUT (SP, DS) TO GRADE / STORM

ROOF NOTES

1. TYPICAL ROOF FEATURES & COMPONENTS (UNO)
   ROOF PITCH RE: ROOF PLAN
   GUTTER PROFILE 10" BOX-STYLE
   DOWNSPOUT SIZE 8"X8"
2. ROOFING SYSTEM
   A. INSTALL ROOFING SYSTEM PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
   B. PROVIDE MANUFACTURER'S FULL WARRANTY.
3. ROOF DRAINAGE SYSTEMS
   A. ALL ROOFS WILL SLOPE 1/4" PER FOOT TO GUTTERS.
   B. GUTTERS & DOWNSPOUTS SHALL BE FABRICATED OUT OF ALUMINUM AND INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS INDICATED IN SMACNA'S ARCHITECTURAL SHEET METAL MANUAL.
4. REFER TO CIVIL FOR LOCATIONS WHERE DOWNSPOUT T ERMINATIONS ARE CONNECTED TO THE STORM SEWER SYSTEM. PROVIDE A SPLASH BLOCK AT EACH DOWNSPOUT TERMINATION WHERE IT IS NOT CONNECTED TO THE STORM SEWER SYSTEM.
5. ALL HVAC CONDENSING UNITS LOCATED ON ROOF.
6. MINIMUM CLEARANCES
   A. ALL ROOF MOUNTED EQUIPMENT AND ROOF ACCESS HATCH OPENINGS SHALL BE INSTALLED WITH 10'-0" MINIMUM CLERANCE FROM THE ROOF EDGE. GUARDS OR FALL PROTECTION MAY BE REQUIRED IF INSTALLED WITHIN LESS THAN 10'-0" OF THE ROOF EDGE. RE: FBC-B SECTION 1015.6 & 1016.7
7. ALL ROOF LOCATIONS WITH LESS THAN 4:12 PITCH TO RECEIVE SELF ADHERED ROOF UNDERLAYMENT I NSTALLED PER MANUFACTURER'S RECOMMENDATIONS

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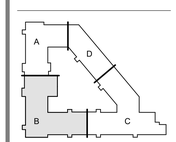

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KEY WEST, FLORIDA
PROJECT NUMBER: 25-0008

ROOF PLAN - AREA B

A115b

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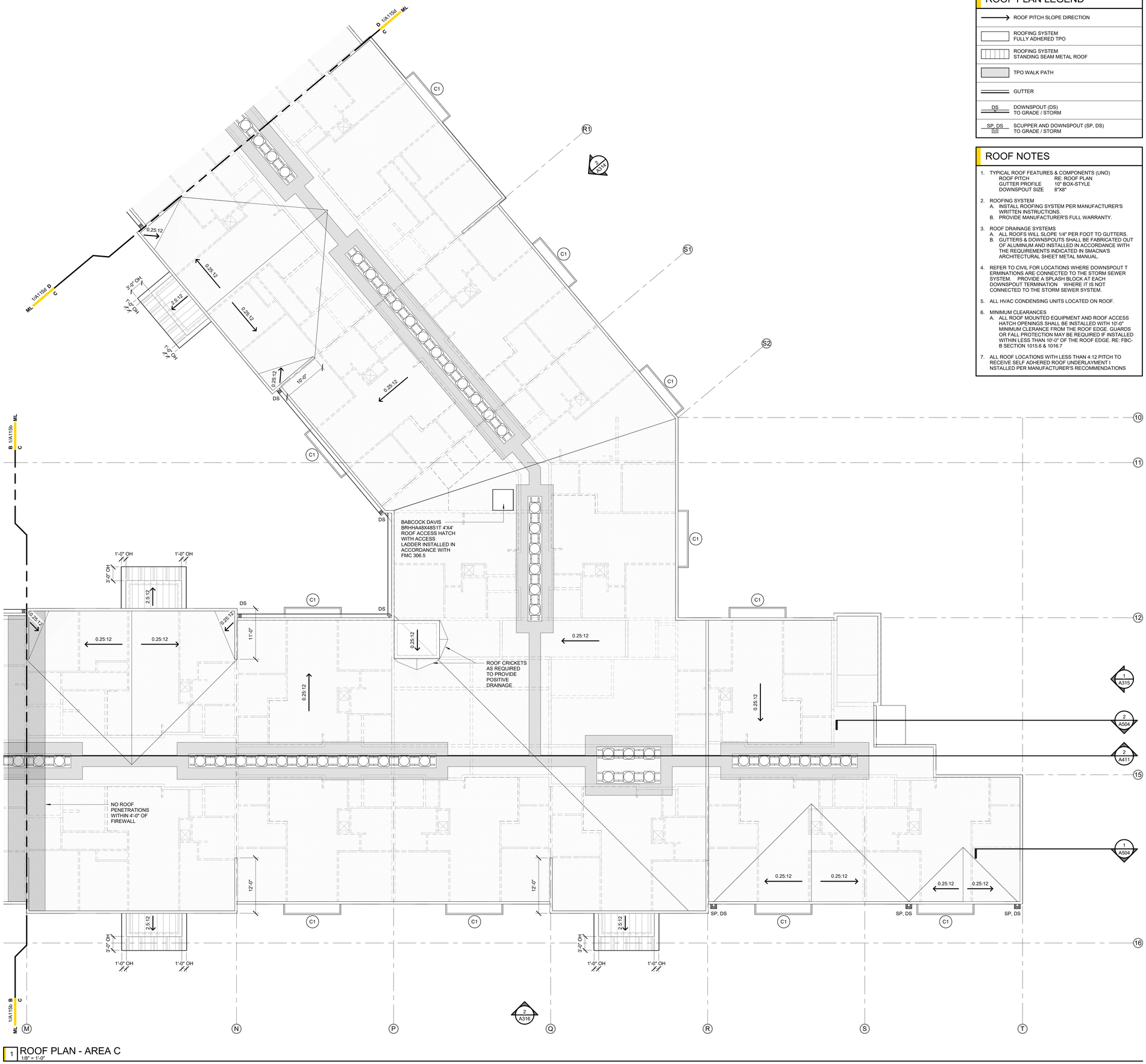

1 ROOF PLAN - AREA C
1/8" = 1'-0"

ROOF PLAN LEGEND

- ROOF PITCH SLOPE DIRECTION
- ROOFING SYSTEM FULLY ADHERED TPO
- ROOFING SYSTEM STANDING SEAM METAL ROOF
- TPO WALK PATH
- GUTTER
- DS — DOWNSPOUT (DS) TO GRADE / STORM
- SP, DS — SCUPPER AND DOWNSPOUT (SP, DS) TO GRADE / STORM

ROOF NOTES

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   GUTTER PROFILE — 10" BOX-STYLE
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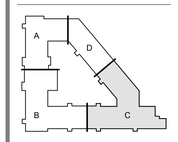

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CHECKED BY: JBB
VESTCOR TRUMBO
KEY WEST, FLORIDA
PROJECT NUMBER: 25-0008

ROOF PLAN - AREA C

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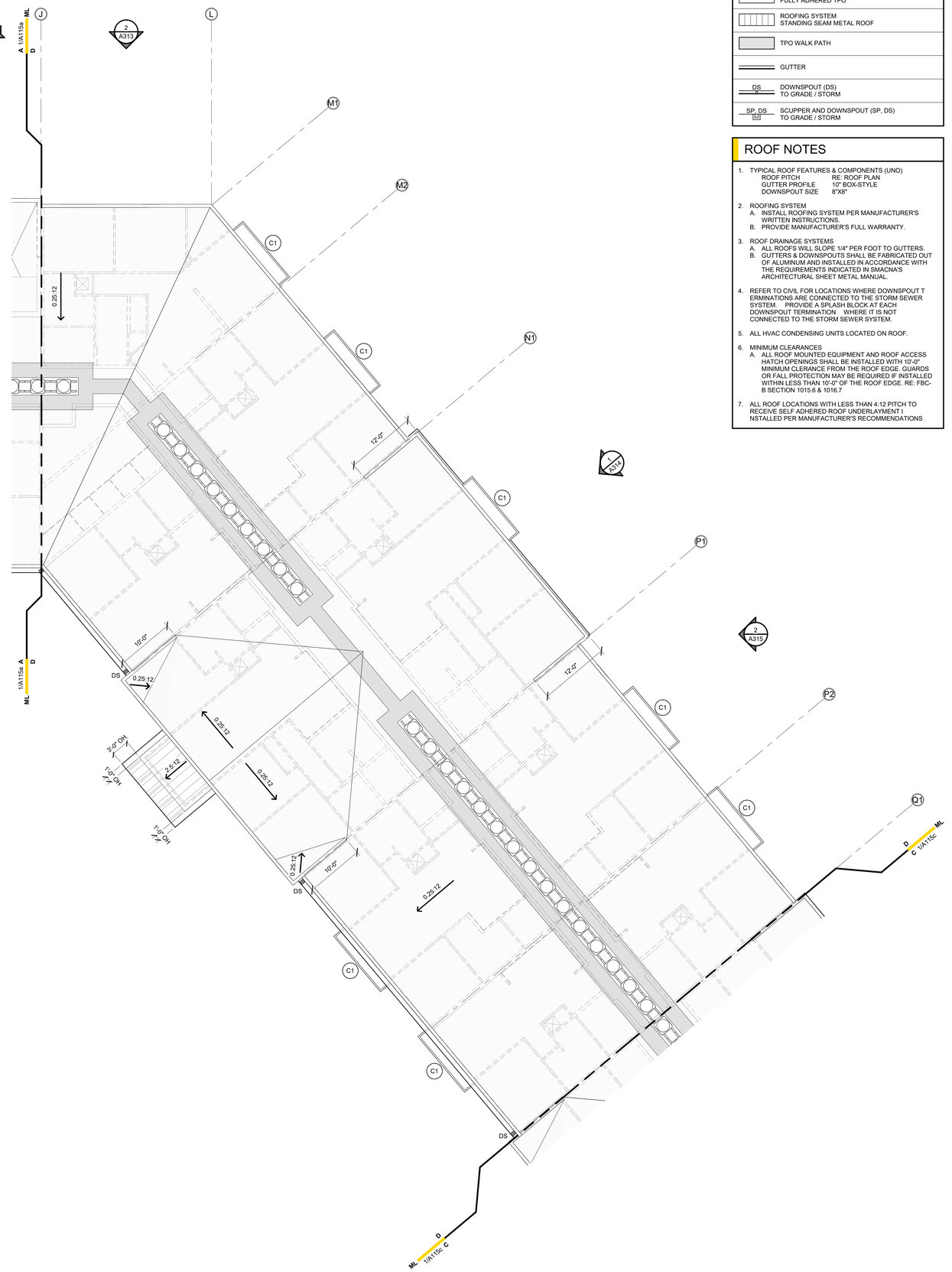

1 ROOF PLAN - AREA D
1/8" = 1'-0"

ROOF PLAN LEGEND

- ROOF PITCH SLOPE DIRECTION
- ROOFING SYSTEM FULLY ADHERED TPO
- ROOFING SYSTEM STANDING SEAM METAL ROOF
- TPO WALK PATH
- GUTTER
- DS — DOWNSPOUT (DS) TO GRADE / STORM
- SP, DS — SCUPPER AND DOWNSPOUT (SP, DS) TO GRADE / STORM

ROOF NOTES

1. TYPICAL ROOF FEATURES & COMPONENTS (UNO)
   ROOF PITCH — RE: ROOF PLAN
   GUTTER PROFILE — 10" BOX-STYLE
   DOWNSPOUT SIZE — 8"X8"
2. ROOFING SYSTEM
   A. INSTALL ROOFING SYSTEM PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
   B. PROVIDE MANUFACTURER'S FULL WARRANTY.
3. ROOF DRAINAGE SYSTEMS
   A. ALL ROOFS WILL SLOPE 1/4" PER FOOT TO GUTTERS.
   B. GUTTERS & DOWNSPOUTS SHALL BE FABRICATED OUT OF ALUMINUM AND INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS INDICATED IN SMACNA'S ARCHITECTURAL SHEET METAL MANUAL.
4. REFER TO CIVIL FOR LOCATIONS WHERE DOWNSPOUT T ERMINATIONS ARE CONNECTED TO THE STORM SEWER SYSTEM. PROVIDE A SPLASH BLOCK AT EACH DOWNSPOUT TERMINATION WHERE IT IS NOT CONNECTED TO THE STORM SEWER SYSTEM.
5. ALL HVAC CONDENSING UNITS LOCATED ON ROOF.
6. MINIMUM CLEARANCES
   A. ALL ROOF MOUNTED EQUIPMENT AND ROOF ACCESS HATCH OPENINGS SHALL BE INSTALLED WITH 10'-0" MINIMUM CLERANCE FROM THE ROOF EDGE. GUARDS OR FALL PROTECTION MAY BE REQUIRED IF INSTALLED WITHIN LESS THAN 10'-0" OF THE ROOF EDGE. RE: FBC-B SECTION 1015.6 & 1016.7
7. ALL ROOF LOCATIONS WITH LESS THAN 4:12 PITCH TO RECEIVE SELF ADHERED ROOF UNDERLAYMENT I NSTALLED PER MANUFACTURER'S RECOMMENDATIONS

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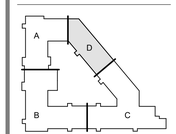
ISSUES & REVISIONS

#	DATE	DESCRIPTION
1	11.17.25	PROGRESS SET

VESTCOR TRUMBO



DRAWN BY: JAS
CHECKED BY: JBB
VESTCOR TRUMBO
KEY WEST, FLORIDA
PROJECT NUMBER: 25-0008

ROOF PLAN - AREA D

A115d

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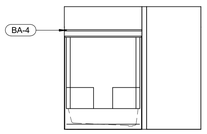
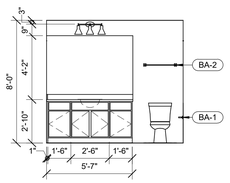
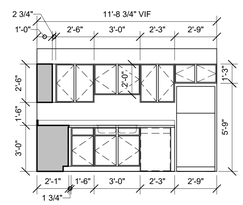


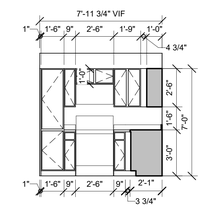
8 UNIT A1 - BATH TUB WALL
1/4" = 1'-0"



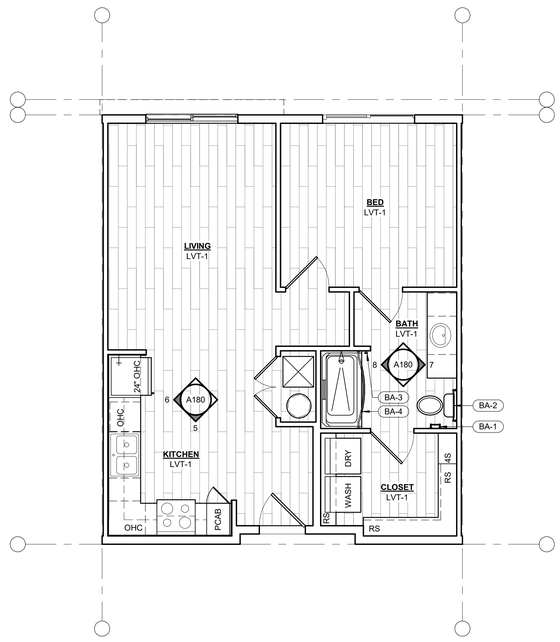
7 UNIT A1 - BATH VANITY WALL
1/4" = 1'-0"



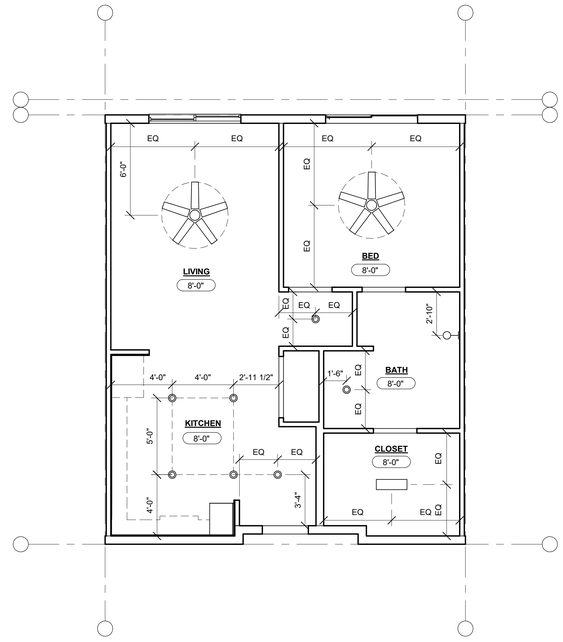
6 UNIT A1 - KITCHEN SINK WALL
1/4" = 1'-0"



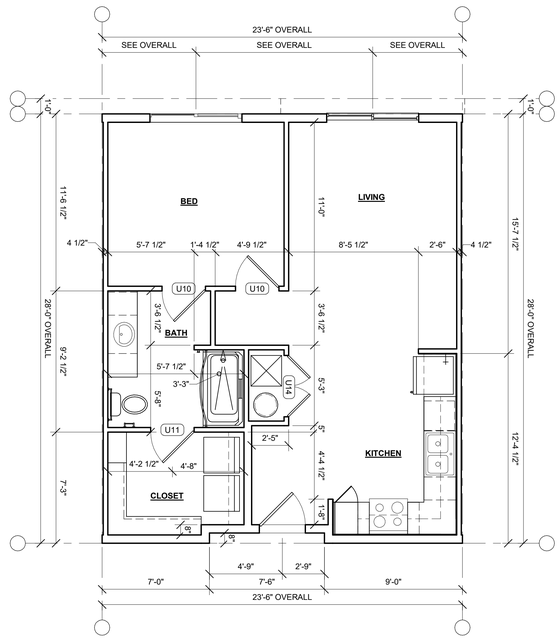
5 UNIT A1 - KITCHEN OVEN WALL
1/4" = 1'-0"



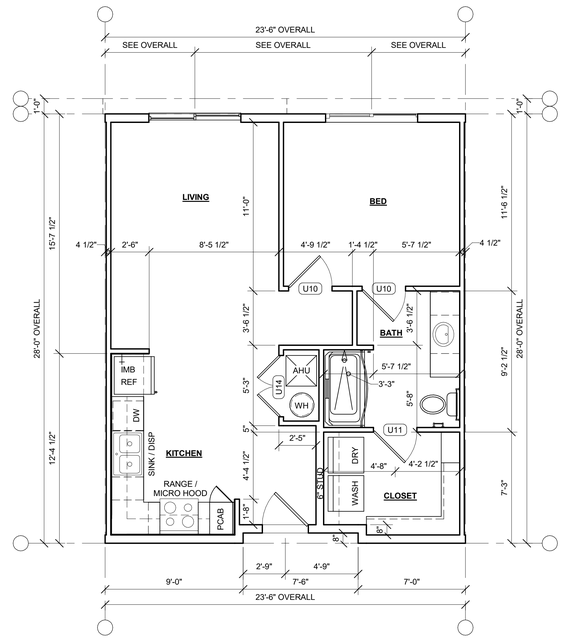
4 UNIT A1 - INTERIOR REFERENCE PLAN
1/4" = 1'-0"



2 UNIT A1 - REFLECTED CEILING PLAN
1/4" = 1'-0"



3 UNIT A1 - REVERSE FRAMING PLAN
1/4" = 1'-0"



1 UNIT A1 - FLOOR PLAN
1/4" = 1'-0"

REFER TO A190 FOR ADDITIONAL NOTES, LEGENDS AND DETAILS

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ISSUES & REVISIONS

#	DATE	DESCRIPTION
1	11.17.25	PROGRESS SET

VESTCOR TRUMBO

DRAWN BY: JAS
CHECKED BY: JBB
VESTCOR TRUMBO
KEY WEST, FLORIDA
PROJECT NUMBER: 25-0008

UNIT A1

A180

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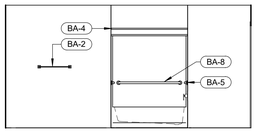
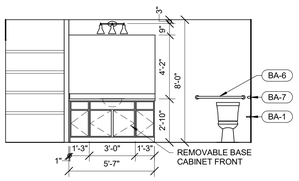
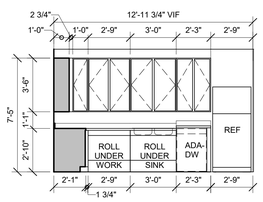


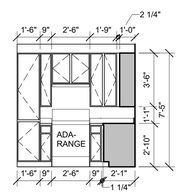
8 UNIT A1a - BATH TUB WALL
1/4" = 1'-0"



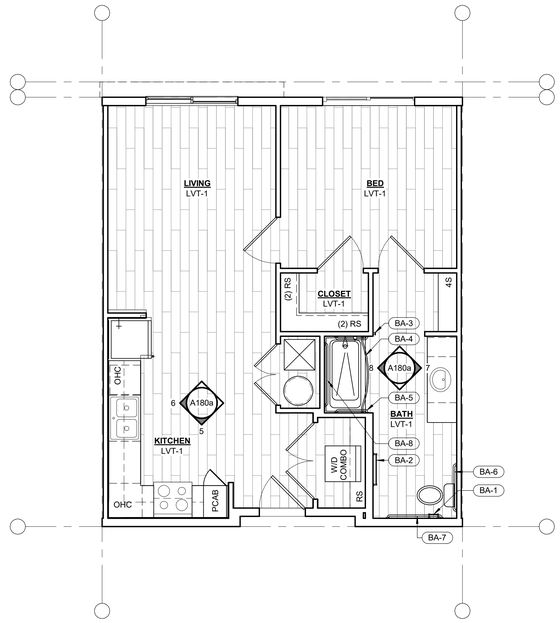
7 UNIT A1a - BATH VANITY WALL
1/4" = 1'-0"



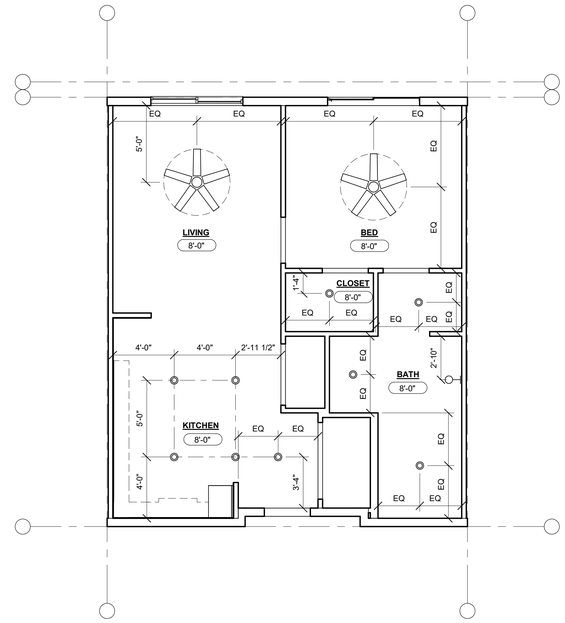
6 UNIT A1a - KITCHEN SINK WALL
1/4" = 1'-0"



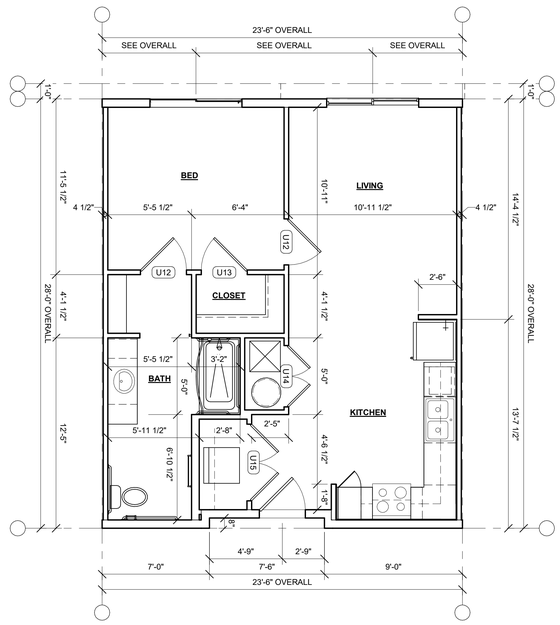
5 UNIT A1a - KITCHEN OVEN WALL
1/4" = 1'-0"



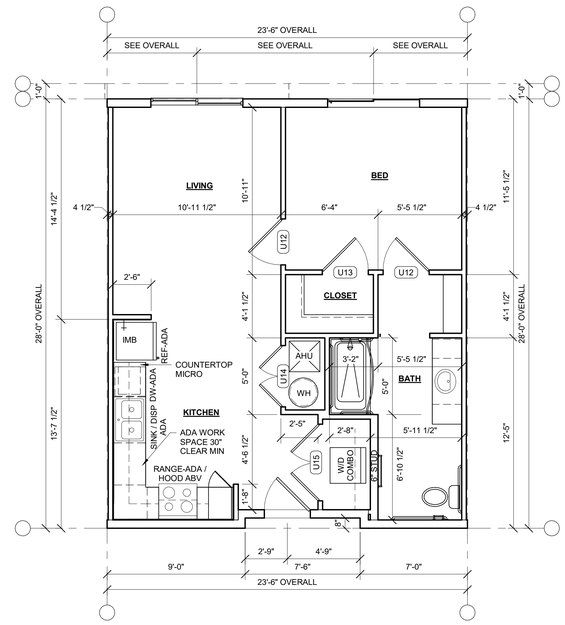
4 UNIT A1a - INTERIOR REFERENCE PLAN
1/4" = 1'-0"



2 UNIT A1a - REFLECTED CEILING PLAN
1/4" = 1'-0"



3 UNIT A1a - REVERSE FRAMING PLAN
1/4" = 1'-0"



1 UNIT A1a - FLOOR PLAN
1/4" = 1'-0"

REFER TO A190 FOR ADDITIONAL NOTES, LEGENDS AND DETAILS

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ISSUES & REVISIONS

#	DATE	DESCRIPTION
1	11.17.25	PROGRESS SET

VESTCOR TRUMBO

DRAWN BY: JAS
CHECKED BY: JBB
VESTCOR TRUMBO
KEY WEST, FLORIDA
PROJECT NUMBER: 25-0008

UNIT A1a

A180a

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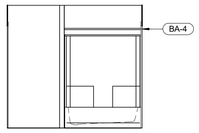

7 UNIT A2 - BATH TUB WALL
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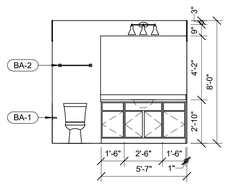
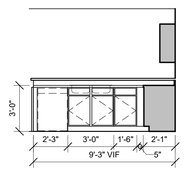


6 UNIT A2 - BATH VANITY WALL
1/4" = 1'-0"



5 UNIT A2 - KITCHEN SINK KNEE WALL
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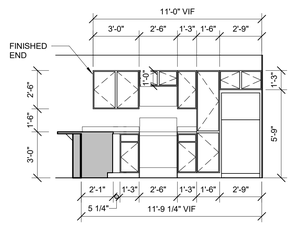
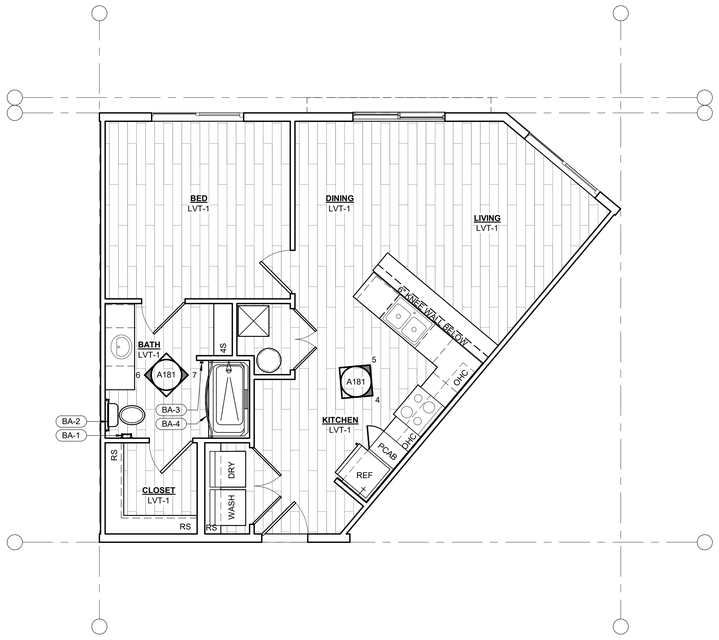


4 UNIT A2 - KITCHEN OVEN WALL
1/4" = 1'-0"



3 UNIT A2 - INTERIOR REFERENCE PLAN
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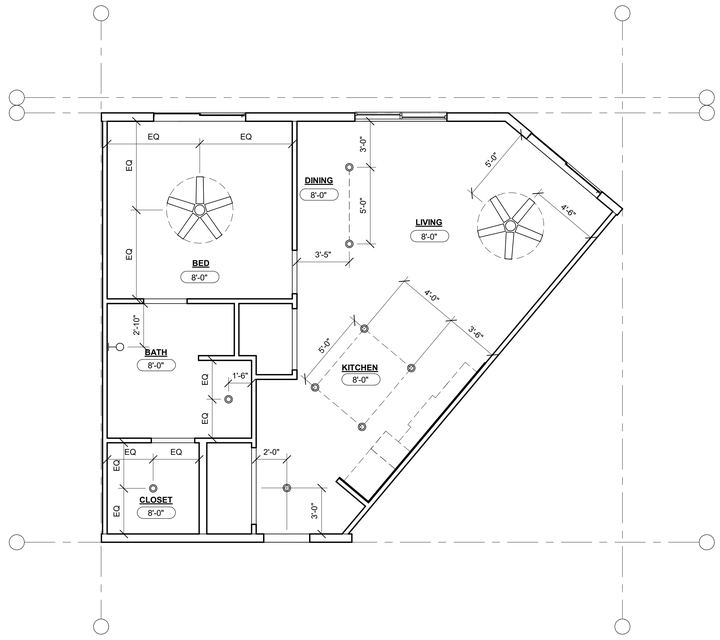

2 UNIT A2 - REFLECTED CEILING PLAN
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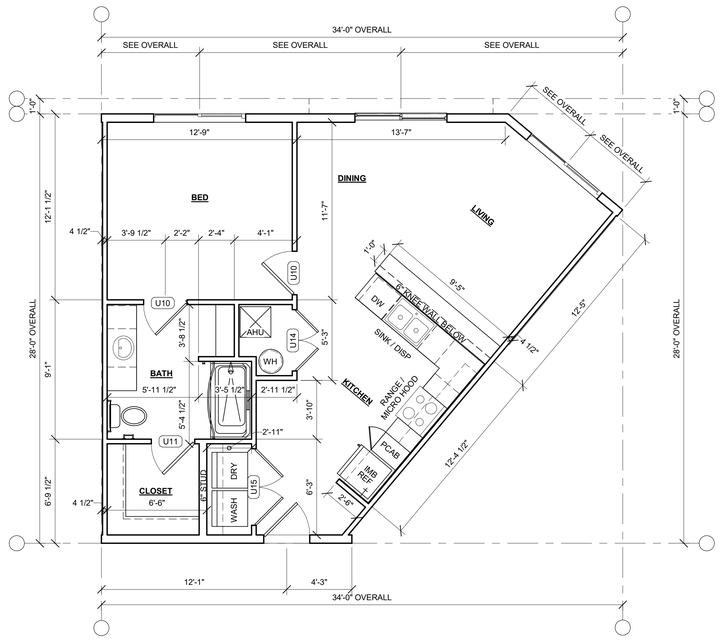

1 UNIT A2 - FLOOR PLAN
1/4" = 1'-0"

REFER TO A190 FOR ADDITIONAL NOTES, LEGENDS AND DETAILS

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ISSUES & REVISIONS

#	DATE	DESCRIPTION
1	11.17.25	PROGRESS SET

VESTCOR TRUMBO

DRAWN BY: JAS
CHECKED BY: JBB
VESTCOR TRUMBO
KEY WEST, FLORIDA
PROJECT NUMBER: 25-0008

UNIT A2

A181

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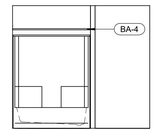
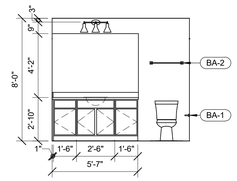
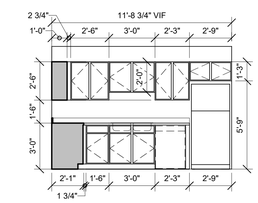


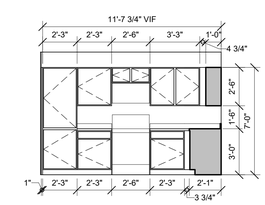
7 UNIT A3 - BATH TUB WALL
1/4" = 1'-0"



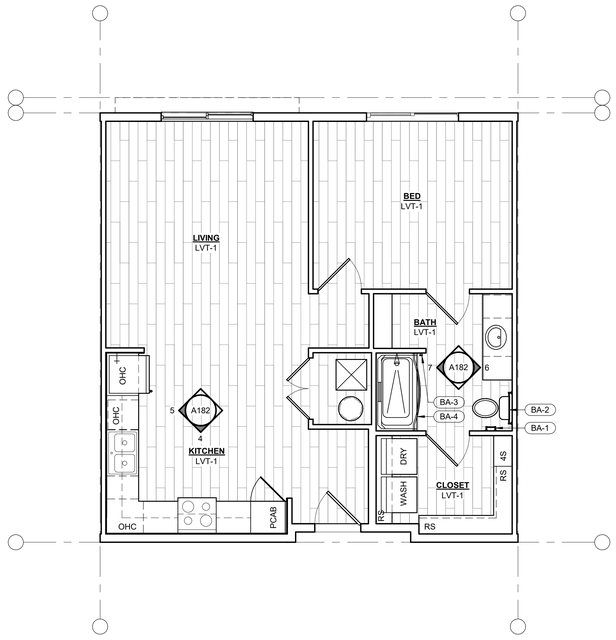
6 UNIT A3 - BATH VANITY WALL
1/4" = 1'-0"



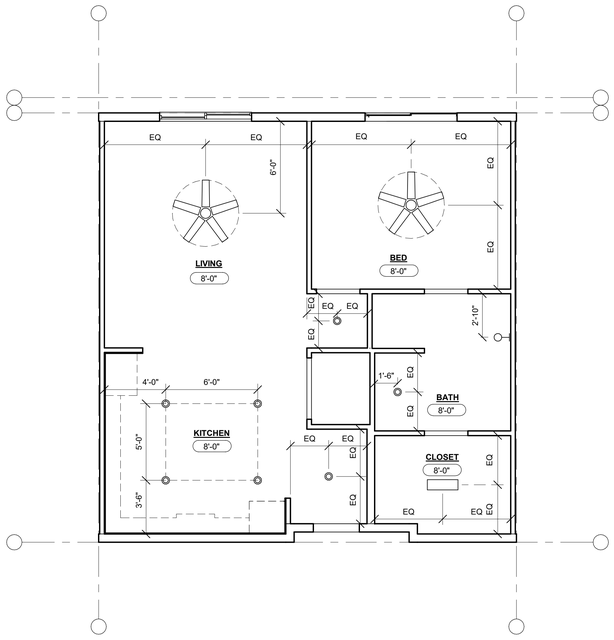
5 UNIT A3 - KITCHEN SINK WALL
1/4" = 1'-0"



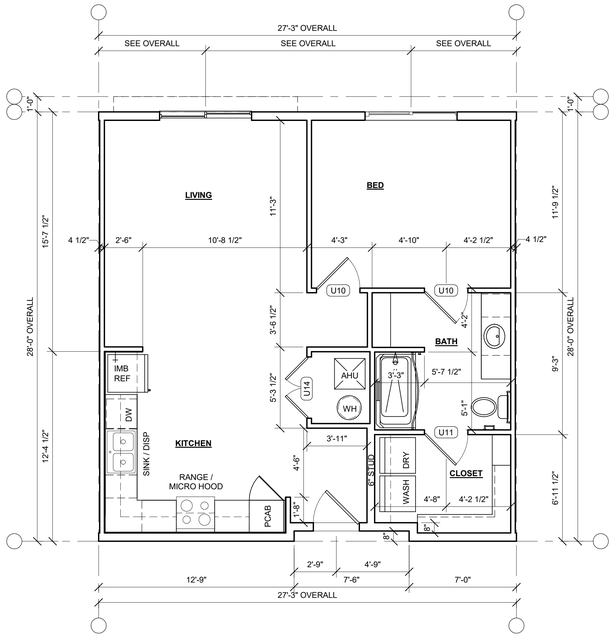
4 UNIT A3 - KITCHEN OVEN WALL
1/4" = 1'-0"



3 UNIT A3 - INTERIOR REFERENCE PLAN
1/4" = 1'-0"



2 UNIT A3 - REFLECTED CEILING PLAN
1/4" = 1'-0"



1 UNIT A3 - FLOOR PLAN
1/4" = 1'-0"

REFER TO A190 FOR ADDITIONAL NOTES, LEGENDS AND DETAILS

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ISSUES & REVISIONS

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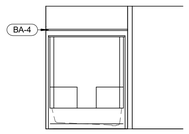
1	11.17.25	PROGRESS SET

VESTCOR TRUMBO

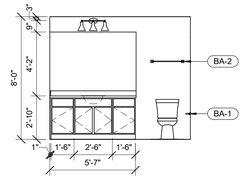
DRAWN BY: JAS
CHECKED BY: JBB
VESTCOR TRUMBO
KEY WEST, FLORIDA
PROJECT NUMBER: 25-0008

UNIT A3

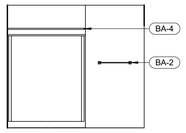
A182



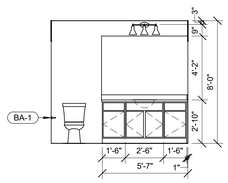
10 UNIT B1 - BATH 2 TUB WALL
1/4" = 1'-0"



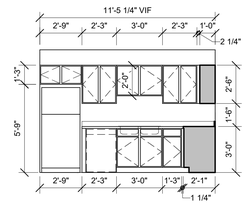
9 UNIT B1 - BATH 2 VANITY WALL
1/4" = 1'-0"



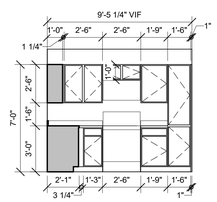
8 UNIT B1 - BATH 1 SHOWER WALL
1/4" = 1'-0"



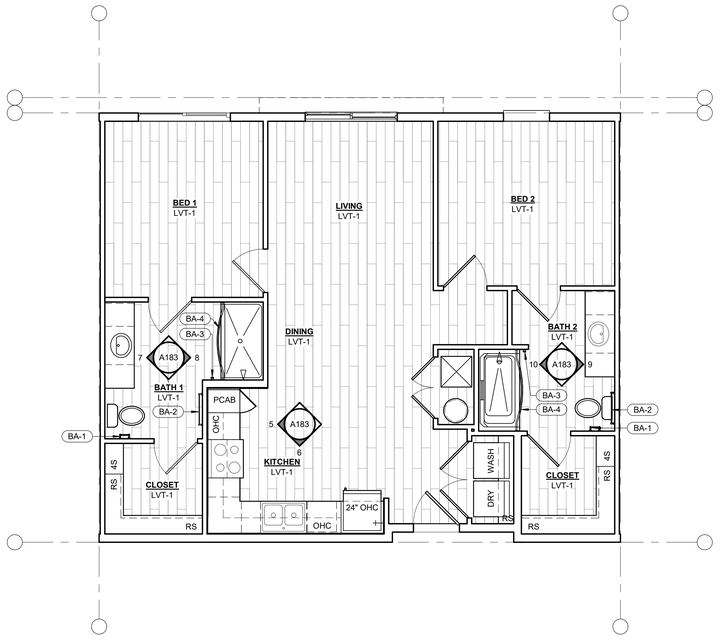
7 UNIT B1 - BATH 1 VANITY WALL
1/4" = 1'-0"



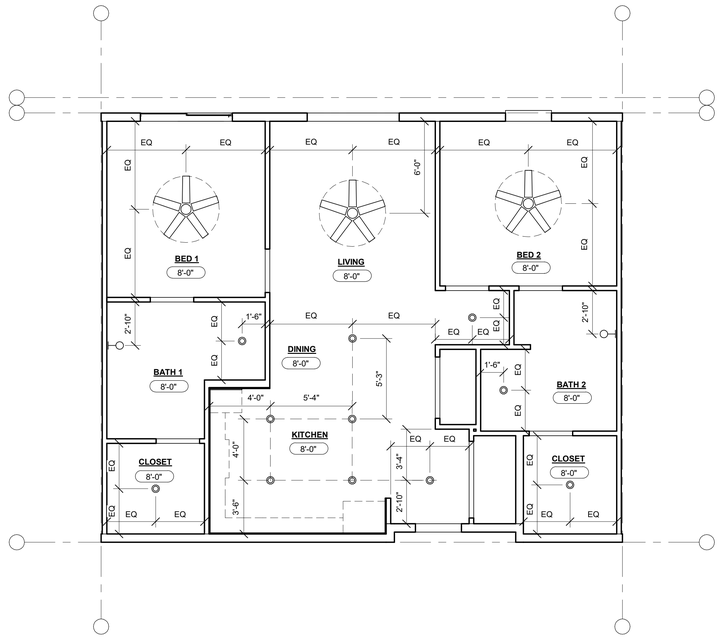
6 UNIT B1 - KITCHEN SINK WALL
1/4" = 1'-0"



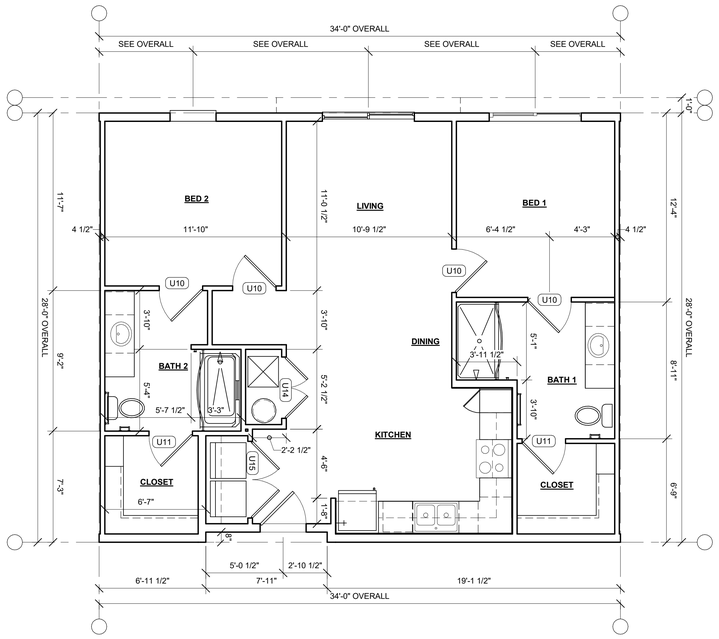
5 UNIT B1 - KITCHEN OVEN WALL
1/4" = 1'-0"



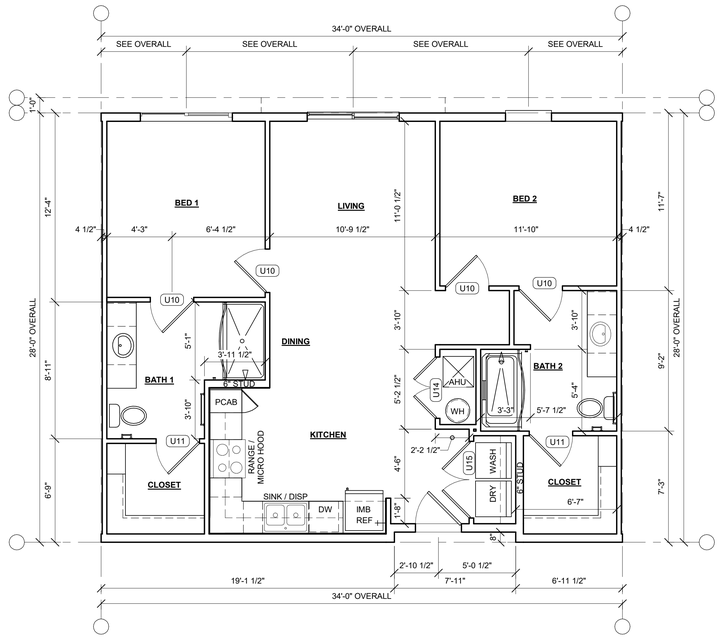
4 UNIT B1 - INTERIOR REFERENCE PLAN
1/4" = 1'-0"



2 UNIT B1 - REFLECTED CEILING PLAN
1/4" = 1'-0"



3 UNIT B1 - REVERSE FRAMING PLAN
1/4" = 1'-0"



1 UNIT B1 - FLOOR PLAN
1/4" = 1'-0"

REFER TO A190 FOR ADDITIONAL NOTES, LEGENDS AND DETAILS

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ISSUES & REVISIONS

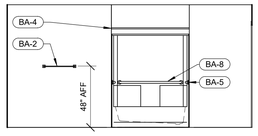
#	DATE	DESCRIPTION
1	11.17.25	PROGRESS SET

VESTCOR TRUMBO

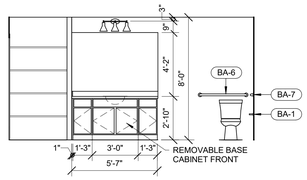
DRAWN BY: JAS
CHECKED BY: JBB
VESTCOR TRUMBO
KEY WEST, FLORIDA
PROJECT NUMBER: 25-0008

UNIT B1

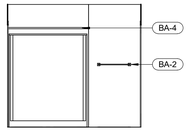
A183



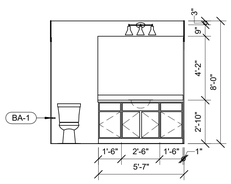
10 UNIT B1a - BATH 2 TUB WALL
1/4" = 1'-0"



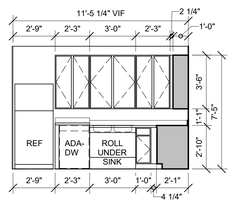
9 UNIT B1a - BATH 2 VANITY WALL
1/4" = 1'-0"



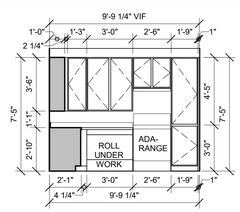
8 UNIT B1a - BATH 1 SHOWER WALL
1/4" = 1'-0"



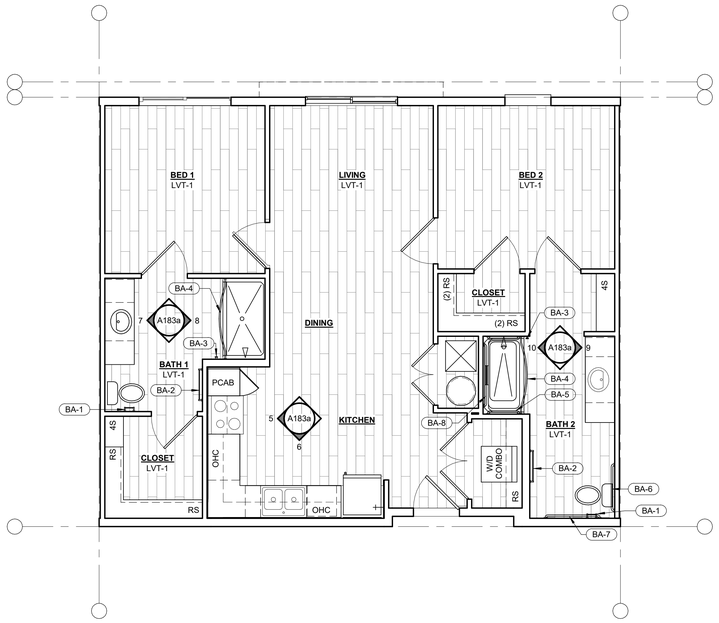
7 UNIT B1a - BATH 1 VANITY WALL
1/4" = 1'-0"



6 UNIT B1a - KITCHEN SINK WALL
1/4" = 1'-0"

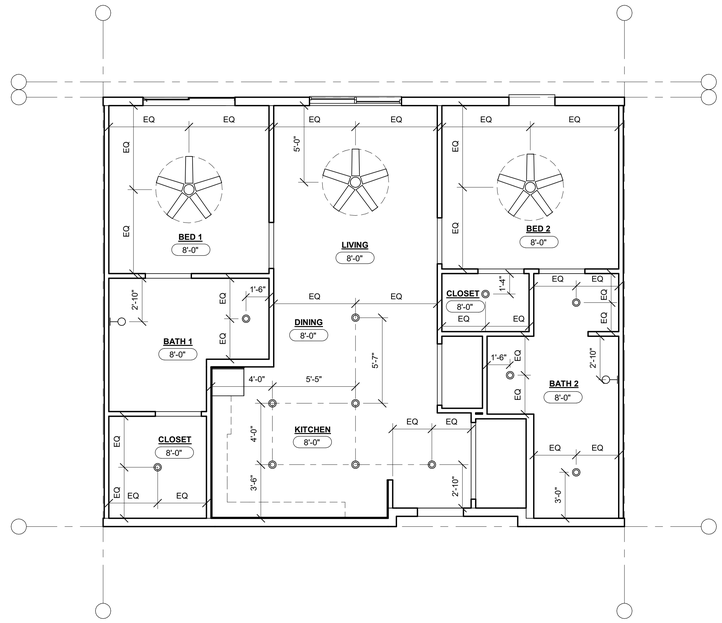


5 UNIT B1a - KITCHEN OVEN WALL
1/4" = 1'-0"

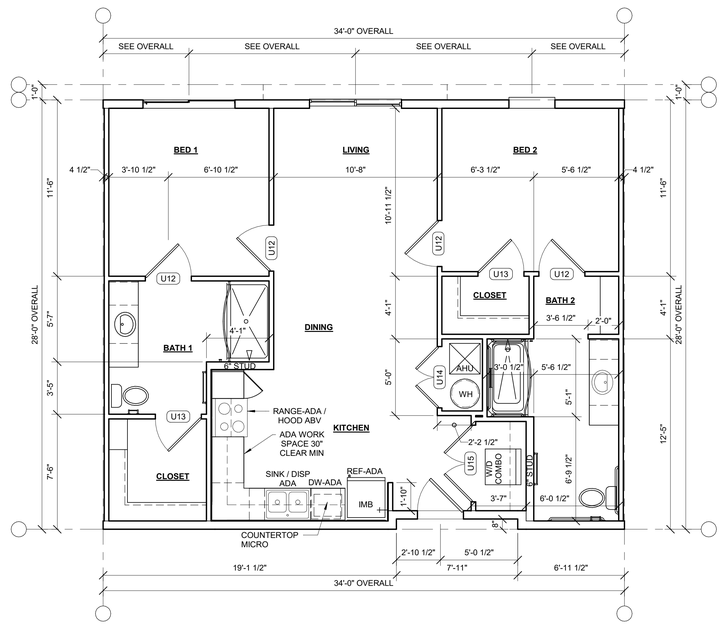


4 UNIT B1a - INTERIOR REFERNCE PLAN
1/4" = 1'-0"

3 UNIT B1a - REVERSE FRAMING PLAN
1/4" = 1'-0"



2 UNIT B1a - REFLECTED CEILING PLAN
1/4" = 1'-0"



1 UNIT B1a - FLOOR PLAN
1/4" = 1'-0"

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ISSUES & REVISIONS

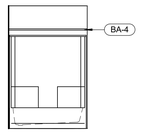
#	DATE	DESCRIPTION
1	11.17.25	PROGRESS SET

VESTCOR TRUMBO

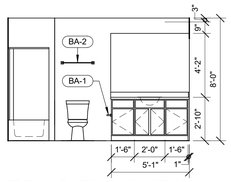
DRAWN BY: JAS
CHECKED BY: JBB
VESTCOR TRUMBO
KEY WEST, FLORIDA
PROJECT NUMBER: 25-0008

UNIT B1a

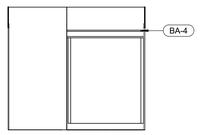
A183a



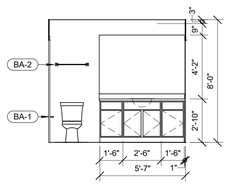
9 UNIT B2 - BATH 2 TUB WALL
1/4" = 1'-0"



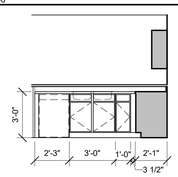
8 UNIT B2 - BATH 2 VANITY WALL
1/4" = 1'-0"



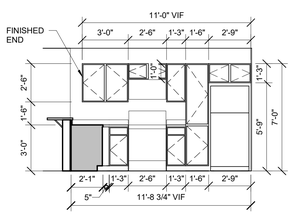
7 UNIT B2 - BATH 1 SHOWER WALL
1/4" = 1'-0"



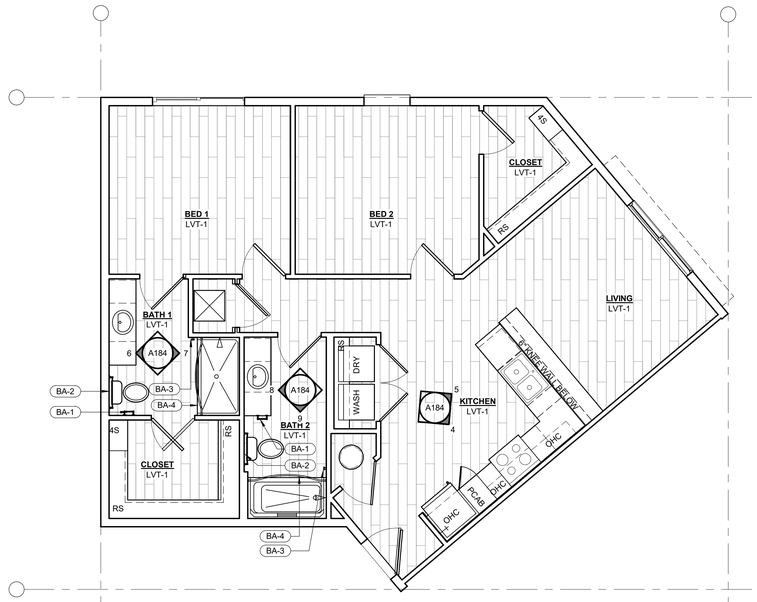
6 UNIT B2 - BATH 1 VANITY WALL
1/4" = 1'-0"



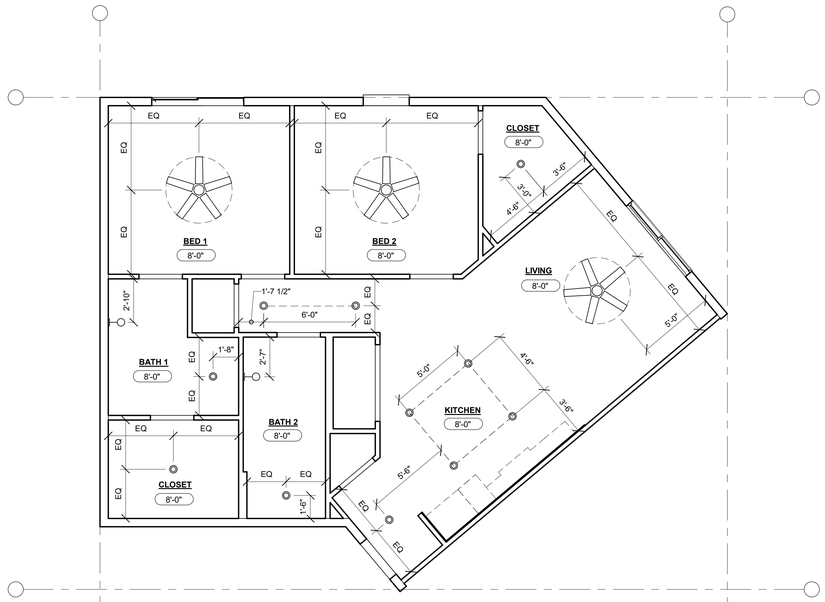
5 UNIT B2 - KITCHEN SINK KNEE WALL
1/4" = 1'-0"



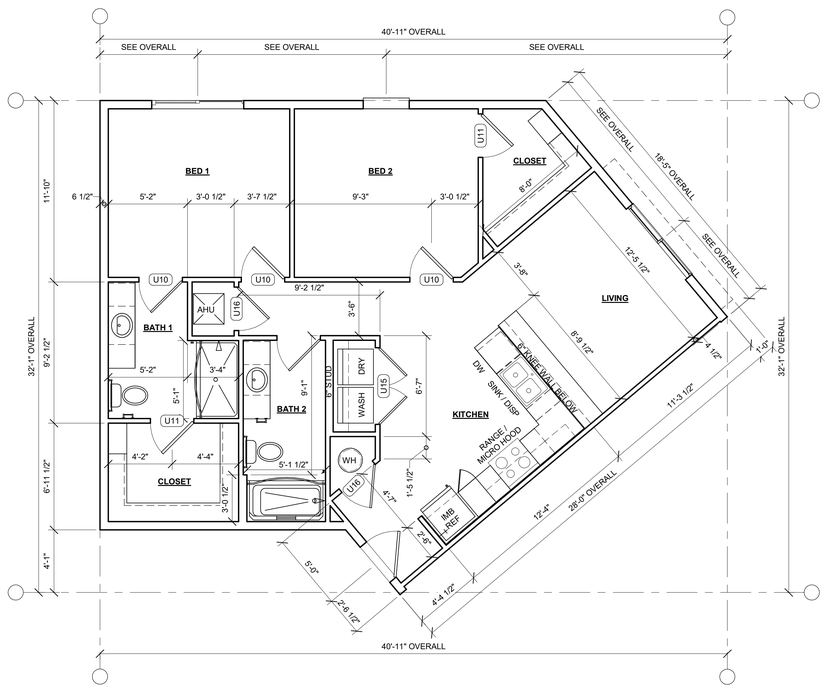
4 UNIT B2 - KITCHEN OVEN WALL
1/4" = 1'-0"



3 UNIT B2 - INTERIOR REFERENCE PLAN
1/4" = 1'-0"



2 UNIT B2 - REFLECTED CEILING PLAN
1/4" = 1'-0"



1 UNIT B2 - FLOOR PLAN
1/4" = 1'-0"

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ISSUES & REVISIONS

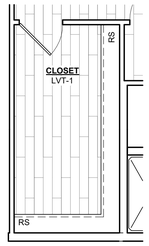
#	DATE	DESCRIPTION
1	11.17.25	PROGRESS SET

VESTCOR TRUMBO

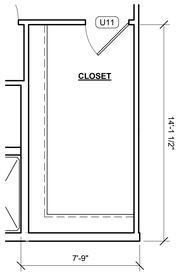
DRAWN BY: JAS
CHECKED BY: JBB
VESTCOR TRUMBO
KEY WEST, FLORIDA
PROJECT NUMBER: 25-0008

UNIT B2

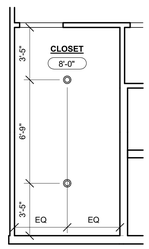
A184



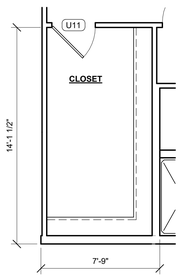
14 UNIT C2 - INTERIOR REFERENCE PLAN
1/4" = 1'-0"



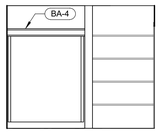
13 UNIT C2 - REVERSE FRAMING PLAN
1/4" = 1'-0"



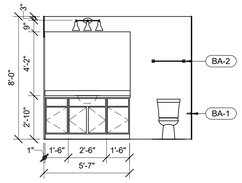
12 UNIT C2 - REFLECTED CEILING PLAN
1/4" = 1'-0"



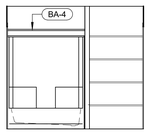
11 UNIT C2 - FLOOR PLAN - CLOSET
1/4" = 1'-0"



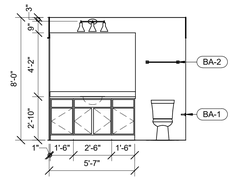
10 UNIT C1 & C2- BATH 2 SHOWER WALL
1/4" = 1'-0"



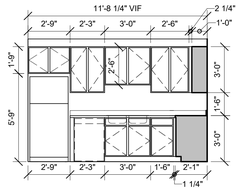
9 UNIT C1 & C2 - BATH 2 VANITY WALL
1/4" = 1'-0"



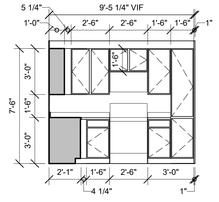
8 UNIT C1 & C2 - BATH 1 TUB WALL
1/4" = 1'-0"



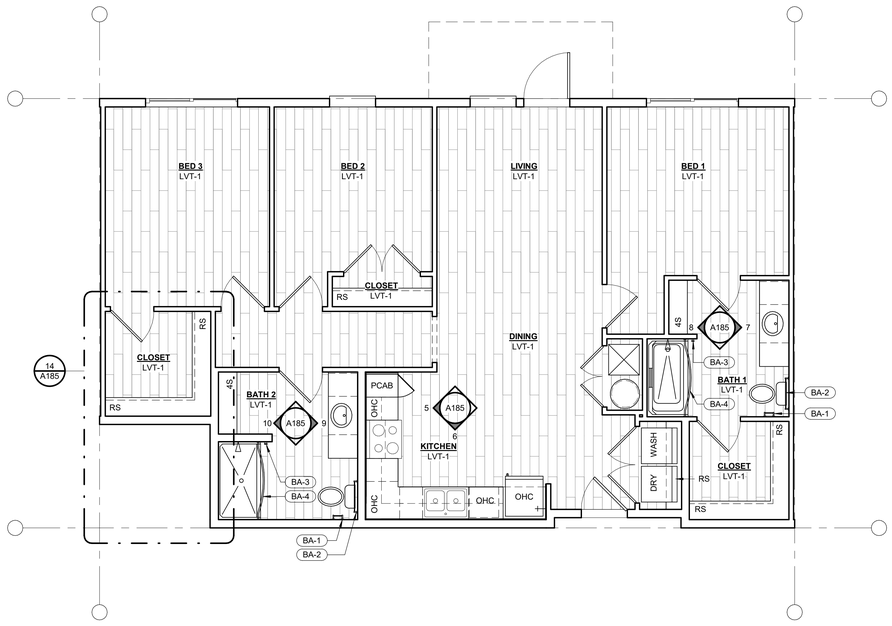
7 UNIT C1 & C2 - BATH 1 VANITY WALL
1/4" = 1'-0"



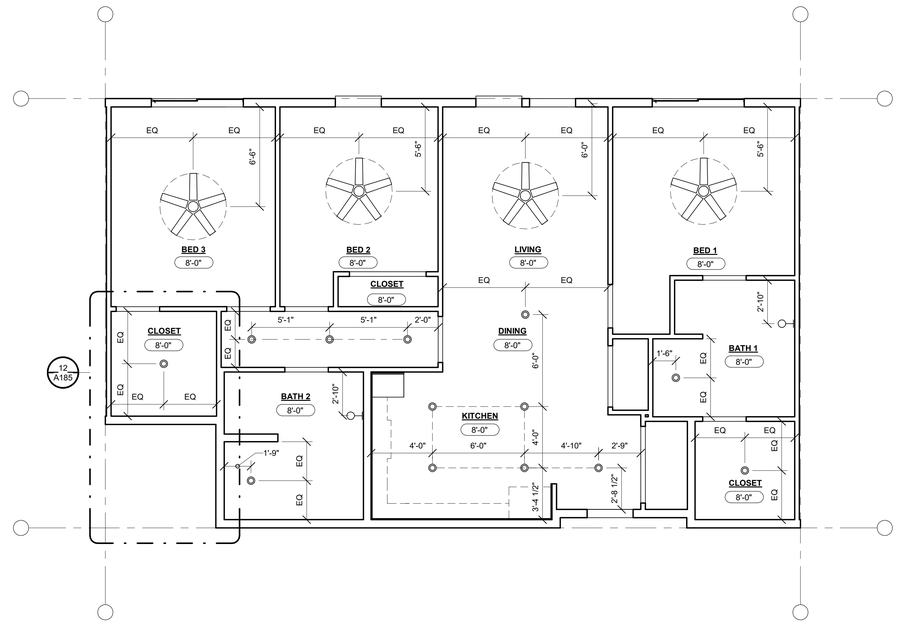
6 UNIT C1 & C2 - KITCHEN SINK WALL
1/4" = 1'-0"



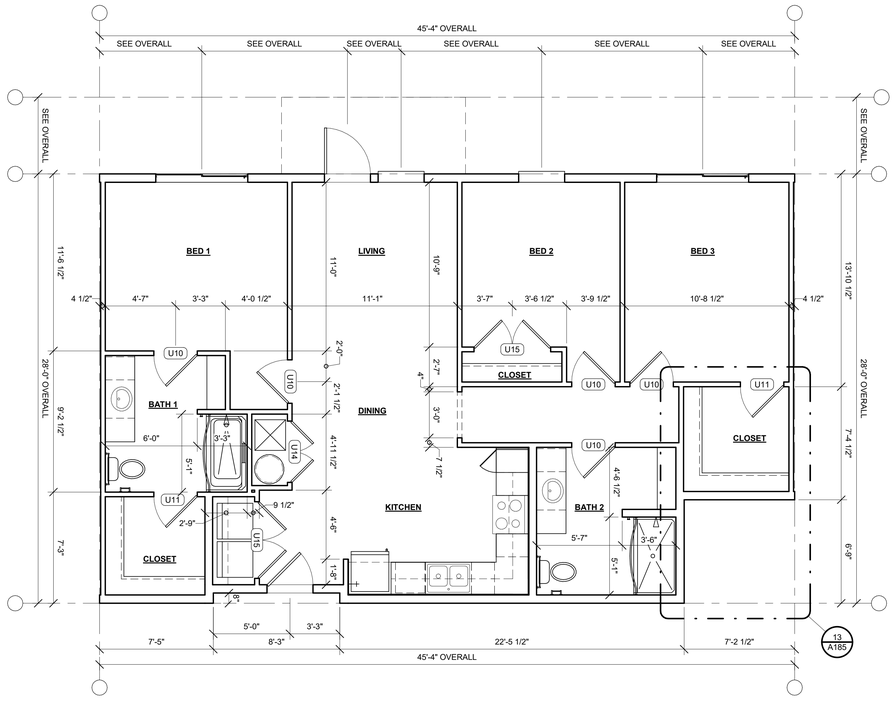
5 UNIT C1 & C2 - KITCHEN OVEN WALL
1/4" = 1'-0"



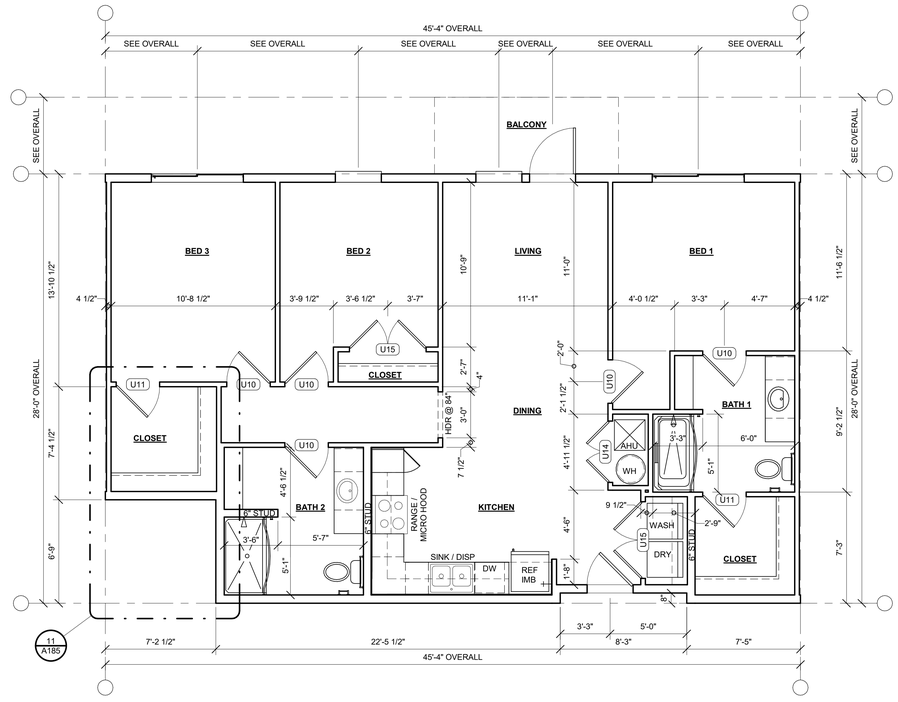
4 UNIT C1 - INTERIOR REFERENCE PLAN
1/4" = 1'-0"



2 UNIT C1 - REFLECTED CEILING PLAN
1/4" = 1'-0"



3 UNIT C1 - REVERSE FRAMING PLAN
1/4" = 1'-0"



1 UNIT C1 - FLOOR PLAN
1/4" = 1'-0"

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NOT FOR CONSTRUCTION

ISSUES & REVISIONS

#	DATE	DESCRIPTION
1	11.17.25	PROGRESS SET

VESTCOR TRUMBO

DRAWN BY: JAS
CHECKED BY: JBB
VESTCOR TRUMBO
KEY WEST, FLORIDA
PROJECT NUMBER: 25-0008

UNIT C1 AND C2

A185

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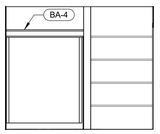
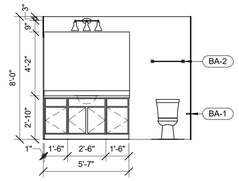
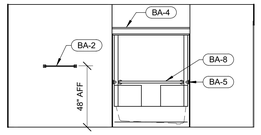


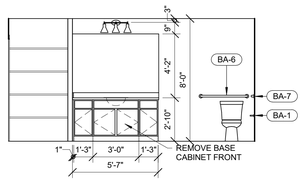
10 UNIT C1a - BATH 2 SHOWER WALL
1/4" = 1'-0"



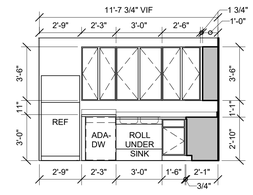
9 UNIT C1a - BATH 2 VANITY WALL
1/4" = 1'-0"



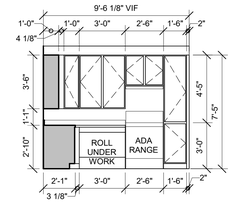
8 UNIT C1a - BATH 1 TUB WALL
1/4" = 1'-0"



7 UNIT C1a - BATH 1 VANITY WALL
1/4" = 1'-0"

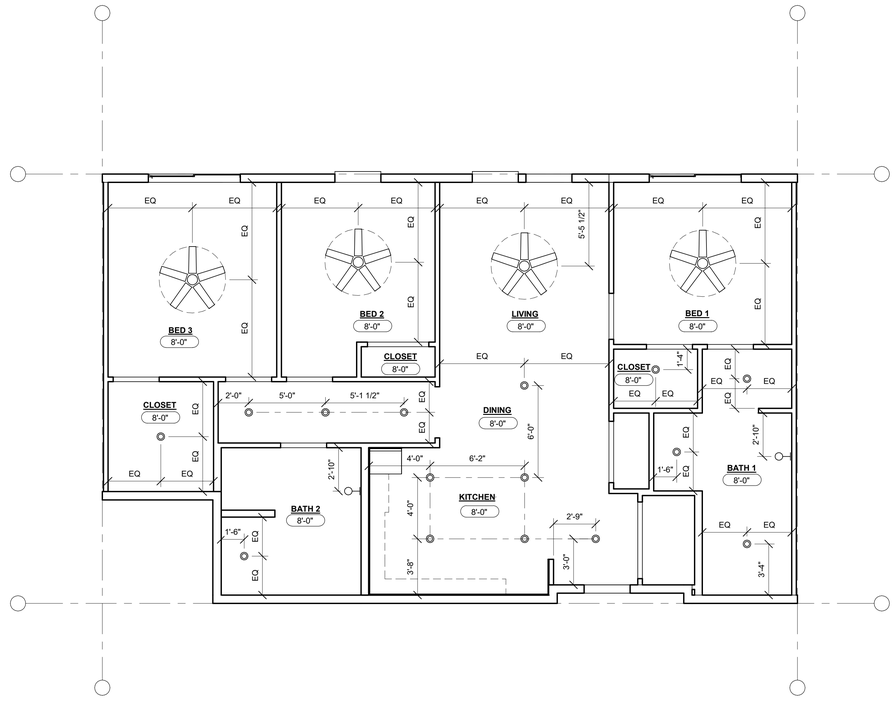


6 UNIT C1a - KITCHEN SINK WALL
1/4" = 1'-0"

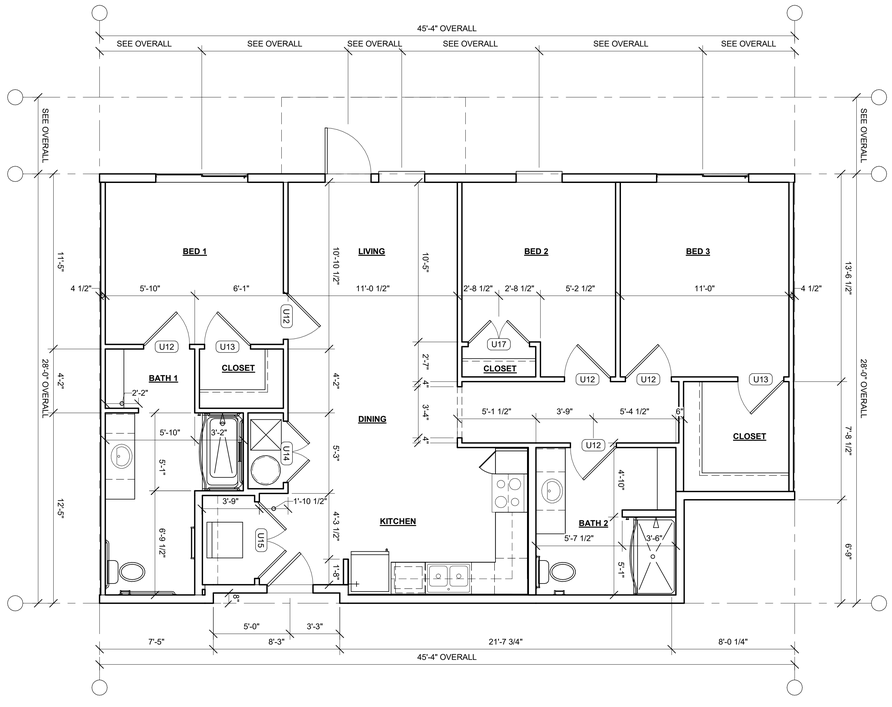


5 UNIT C1a - KITCHEN OVEN WALL
1/4" = 1'-0"

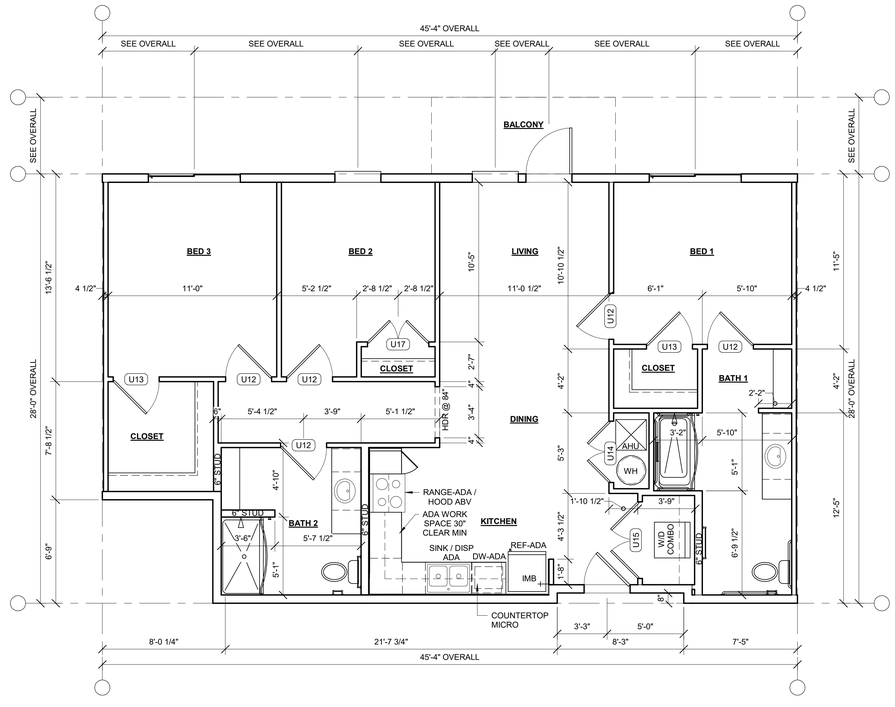
4 UNIT C1a - INTERIOR REFERENCE PLAN
1/4" = 1'-0"



2 UNIT C1a - REFLECTED CEILING PLAN
1/4" = 1'-0"



3 UNIT C1a - REVERSE FRAMING PLAN
1/4" = 1'-0"



1 UNIT C1a - FLOOR PLAN
1/4" = 1'-0"

REFER TO A190 FOR ADDITIONAL NOTES, LEGENDS AND DETAILS

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904.253.3928

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ISSUES & REVISIONS

#	DATE	DESCRIPTION
1	11.17.25	PROGRESS SET

VESTCOR TRUMBO

DRAWN BY: JAS
CHECKED BY: JBB
VESTCOR TRUMBO
KEY WEST, FLORIDA
PROJECT NUMBER: 25-0008

UNIT C1a

A185a

MATERIAL LEGEND

1	FC SMOOTH LAP SIDING - 6" EXPOSURE	REFER TO EXTERIOR ELEVATIONS & PAINT COLORS BELOW
2	FC SMOOTH LAP SIDING - ALTERNATING 4" & 8" EXPOSURE	REFER TO EXTERIOR ELEVATIONS & PAINT COLORS BELOW
3	FC SMOOTH PANEL & FC 1X4 TRIM	REFER TO EXTERIOR ELEVATIONS & PAINT COLORS BELOW
4	FC 1X4 TRIM	REFER TO EXTERIOR ELEVATIONS & PAINT COLORS BELOW
5	FC 1X6 TRIM	REFER TO EXTERIOR ELEVATIONS & PAINT COLORS BELOW
6	FC 1X10 TRIM	REFER TO EXTERIOR ELEVATIONS & PAINT COLORS BELOW
7	FC 1X4 FOAM TRIM	REFER TO EXTERIOR ELEVATIONS & PAINT COLORS BELOW
8	STUCCO	REFER TO EXTERIOR ELEVATIONS & PAINT COLORS BELOW
9	PAINTED CONCRETE	REFER TO EXTERIOR ELEVATIONS & PAINT COLORS BELOW
10	PRE-ENGINEERED ALUMINUM CANOPY	EXTERIOR PAINT COLOR "E"
11	STANDING SEAM METAL ROOF	BERRIDGE 2" RIB STRIATED PANELS ZINC GREY - DOUBLE ZEE-LOCK PANEL
12	SINAGE BY OTHERS	

GENERAL MATERIALS

ALL DOOR TRIM / WINDOW TRIM	REFER TO EXTERIOR ELEVATIONS
CORNER TRIM	EXTERIOR PAINT COLOR "A"
JULIET BALCONIES TRIM	EXTERIOR PAINT COLOR "C"
EXTERIOR DOORS	EXTERIOR PAINT COLOR "A"
WINDOW FRAMES	WHITE INTERIOR & WHITE EXTERIOR
GUTTERS & DOWNSPOUTS	WHITE
STEEL STAIR STRINGER, GUARDRAILS, AND HANDRAILS	EXTERIOR PAINT COLOR "A"
CEILINGS AT EXTERIOR PATIOS & BALCONIES	EXTERIOR PAINT COLOR "A"
FC FASCIA	EXTERIOR PAINT COLOR "D"

MATERIAL & COLOR NOTES

a. PHYSICAL SAMPLES OF ALL MATERIALS AND COLORS TO BE SUBMITTED TO AOR FOR APPROVAL AND MOCKED UP ON BUILDING FOR FINAL APPROVAL PRIOR TO FULL INSTALLATION.
b. TRANSITIONS OF MATERIALS AND PAINT COLORS TO BE LOCATED AT INSIDE CORNERS ONLY, UNO.
c. TRIM COLOR TO BE CONSISTENT WITH NO TRANSITIONS, UNO.

EXTERIOR COLORS

A	SW 7005 PURE WHITE
B	SW 6498 BYTE BLUE
C	SW 6500 OPEN SEAS
D	SW 6503 BOSPORUS
E	RAL 5009 AZURBLAU

MATERIAL & COLOR NOTES

a. PHYSICAL SAMPLES OF ALL MATERIALS AND COLORS TO BE SUBMITTED TO AOR FOR APPROVAL AND MOCKED UP ON BUILDING FOR FINAL APPROVAL PRIOR TO FULL INSTALLATION.
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ISSUES & REVISIONS

#	DATE	DESCRIPTION
1	11.17.25	PROGRESS SET

VESTCOR TRUMBO

DRAWN BY: MLG
CHECKED BY: JBB
VESTCOR TRUMBO
KEY WEST, FLORIDA
PROJECT NUMBER: 25-0008

EXTERIOR RENDERINGS

A300

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5 SOUTHEAST PERSPECTIVE

4 NORTH PERSPECTIVE

3 NORTHWEST PERSPECTIVE

2 WEST PERSPECTIVE

1 SOUTHWEST PERSPECTIVE

MATERIAL LEGEND

1	FC SMOOTH LAP SIDING - 6" EXPOSURE
2	FC SMOOTH LAP SIDING - ALTERNATING 4" & 8" EXPOSURE
3	FC SMOOTH PANEL & FC 1X4 TRIM
4	FC 1X4 TRIM
5	FC 1X6 TRIM
6	FC 1X10 TRIM
7	FC 1X4 FOAM TRIM
8	STUCCO
9	PAINTED CONCRETE
10	PRE-ENGINEERED ALUMINUM CANOPY
11	STANDING SEAM METAL ROOF
12	SINAGE BY OTHERS

EXTERIOR COLORS

A	SW 7005 PURE WHITE
B	SW 6498 BYTE BLUE
C	SW 6500 OPEN SEAS
D	SW 6503 BOSPORUS
E	RAL 5009 AZURBLAU

MATERIAL & COLOR NOTES

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ISSUES & REVISIONS

#	DATE	DESCRIPTION
1	11.17.25	PROGRESS SET

VESTCOR TRUMBO

DRAWN BY: MLG
CHECKED BY: JBB
VESTCOR TRUMBO
KEY WEST, FLORIDA
PROJECT NUMBER: 25-0008

EXTERIOR PERSPECTIVES

A301

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MATERIAL LEGEND

1	FC SMOOTH LAP SIDING - 6" EXPOSURE
2	FC SMOOTH LAP SIDING - ALTERNATING 4" & 8" EXPOSURE
3	FC SMOOTH PANEL & FC 1X4 TRIM
4	FC 1X4 TRIM
5	FC 1X6 TRIM
6	FC 1X10 TRIM
7	FC 1X4 FOAM TRIM
8	STUCCO
9	PAINTED CONCRETE
10	PRE-ENGINEERED ALUMINUM CANOPY
11	STANDING SEAM METAL ROOF
12	SINAGE BY OTHERS

EXTERIOR COLORS

A	SW 7005 PURE WHITE
B	SW 6498 BYTE BLUE
C	SW 6500 OPEN SEAS
D	SW 6503 BOSPORUS
E	RAL 5009 AZURBLAU

MATERIAL & COLOR NOTES

a. PHYSICAL SAMPLES OF ALL MATERIALS AND COLORS TO BE SUBMITTED TO AOR FOR APPROVAL AND MOCKED UP ON BUILDING FOR FINAL APPROVAL PRIOR TO FULL INSTALL.
b. TRANSITIONS OF MATERIALS AND PAINT COLORS TO BE LOCATED AT INSIDE CORNERS ONLY, UNO.
c. TRIM COLOR TO BE CONSISTENT WITH TRANSITIONS, UNO.

4 NORTH AMENITIES AERIAL PERSPECTIVE

2 EAST AMENITIES AERIAL PERSPECTIVE

3 POOL ENTRY

1 POOL VIEW

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ISSUES & REVISIONS

#	DATE	DESCRIPTION
1	11.17.25	PROGRESS SET

VESTCOR TRUMBO

DRAWN BY: MLG
CHECKED BY: JBB
VESTCOR TRUMBO
KEY WEST, FLORIDA
PROJECT NUMBER: 25-0008

EXTERIOR PERSPECTIVES - AMENITIES

A302

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MATERIAL LEGEND

1	FC SMOOTH LAP SIDING - 6" EXPOSURE
2	FC SMOOTH LAP SIDING - ALTERNATING 4" & 8" EXPOSURE
3	FC SMOOTH PANEL & FC 1X4 TRIM
4	FC 1X4 TRIM
5	FC 1X6 TRIM
6	FC 1X10 TRIM
7	FC 1X4 FOAM TRIM
8	STUCCO
9	PAINTED CONCRETE
10	PRE-ENGINEERED ALUMINUM CANOPY
11	STANDING SEAM METAL ROOF
12	SINAGE BY OTHERS

EXTERIOR COLORS

A	SW 7005 PURE WHITE
B	SW 6498 BYTE BLUE
C	SW 6500 OPEN SEAS
D	SW 6503 BOSPORUS
E	RAL 5009 AZURBLAU

MATERIAL & COLOR NOTES

a. PHYSICAL SAMPLES OF ALL MATERIALS AND COLORS TO BE SUBMITTED TO AOR FOR APPROVAL AND MOCKED UP ON BUILDING FOR FINAL APPROVAL PRIOR TO FULL INSTALL.
b. TRANSITIONS OF MATERIALS AND PAINT COLORS TO BE LOCATED AT INSIDE CORNERS ONLY, UNO.
c. TRIM COLOR TO BE CONSISTENT WITH TRANSITIONS, UNO.

3 EXTERIOR ELEVATION - NORTHEAST - OVERALL
1/16" = 1'-0"

2 EXTERIOR ELEVATION - NORTH - OVERALL
1/16" = 1'-0"

1 EXTERIOR ELEVATION - WEST - OVERALL
1/16" = 1'-0"

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ISSUES & REVISIONS

#	DATE	DESCRIPTION
1	11.17.25	PROGRESS SET

VESTCOR TRUMBO

DRAWN BY: JAS
CHECKED BY: JBB
VESTCOR TRUMBO
KEY WEST, FLORIDA
PROJECT NUMBER: 25-0008

EXTERIOR ELEVATIONS

A310

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MATERIAL LEGEND

1	FC SMOOTH LAP SIDING - 6" EXPOSURE
2	FC SMOOTH LAP SIDING - ALTERNATING 4" & 8" EXPOSURE
3	FC SMOOTH PANEL & FC 1X4 TRIM
4	FC 1X4 TRIM
5	FC 1X6 TRIM
6	FC 1X10 TRIM
7	FC 1X4 FOAM TRIM
8	STUCCO
9	PAINTED CONCRETE
10	PRE-ENGINEERED ALUMINUM CANOPY
11	STANDING SEAM METAL ROOF
12	SINAGE BY OTHERS

EXTERIOR COLORS

A	SW 7005 PURE WHITE
B	SW 6498 BYTE BLUE
C	SW 6500 OPEN SEAS
D	SW 6503 BOSPORUS
E	RAL 5009 AZURBLAU

MATERIAL & COLOR NOTES

a. PHYSICAL SAMPLES OF ALL MATERIALS AND COLORS TO BE SUBMITTED TO AOR FOR APPROVAL AND MOCKED UP ON BUILDING FOR FINAL APPROVAL PRIOR TO FULL INSTALL.
b. TRANSITIONS OF MATERIALS AND PAINT COLORS TO BE LOCATED AT INSIDE CORNERS ONLY, UNO.
c. TRIM COLOR TO BE CONSISTENT WITH TRANSITIONS, UNO.

2 EXTERIOR ELEVATION - SOUTH - OVERALL
1/16" = 1'-0"

1 EXTERIOR ELEVATION - EAST - OVERALL
1/16" = 1'-0"

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#	DATE	DESCRIPTION
1	11.17.25	PROGRESS SET

VESTCOR TRUMBO

DRAWN BY: JAS
CHECKED BY: JBB
VESTCOR TRUMBO
KEY WEST, FLORIDA
PROJECT NUMBER: 25-0008

EXTERIOR ELEVATIONS

A311

MATERIAL LEGEND

1	FC SMOOTH LAP SIDING - 6" EXPOSURE
2	FC SMOOTH LAP SIDING - ALTERNATING 4" & 8" EXPOSURE
3	FC SMOOTH PANEL & FC 1X4 TRIM
4	FC 1X4 TRIM
5	FC 1X6 TRIM
6	FC 1X10 TRIM
7	FC 1X4 FOAM TRIM
8	STUCCO
9	PAINTED CONCRETE
10	PRE-ENGINEERED ALUMINUM CANOPY
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EXTERIOR COLORS

A	SW 7005 PURE WHITE
B	SW 6498 BYTE BLUE
C	SW 6500 OPEN SEAS
D	SW 6503 BOSPORUS
E	RAL 5009 AZURBLAU

MATERIAL & COLOR NOTES

a. PHYSICAL SAMPLES OF ALL MATERIALS AND COLORS TO BE SUBMITTED TO AOR FOR APPROVAL AND MOCKED UP ON BUILDING FOR FINAL APPROVAL PRIOR TO FULL INSTALL.
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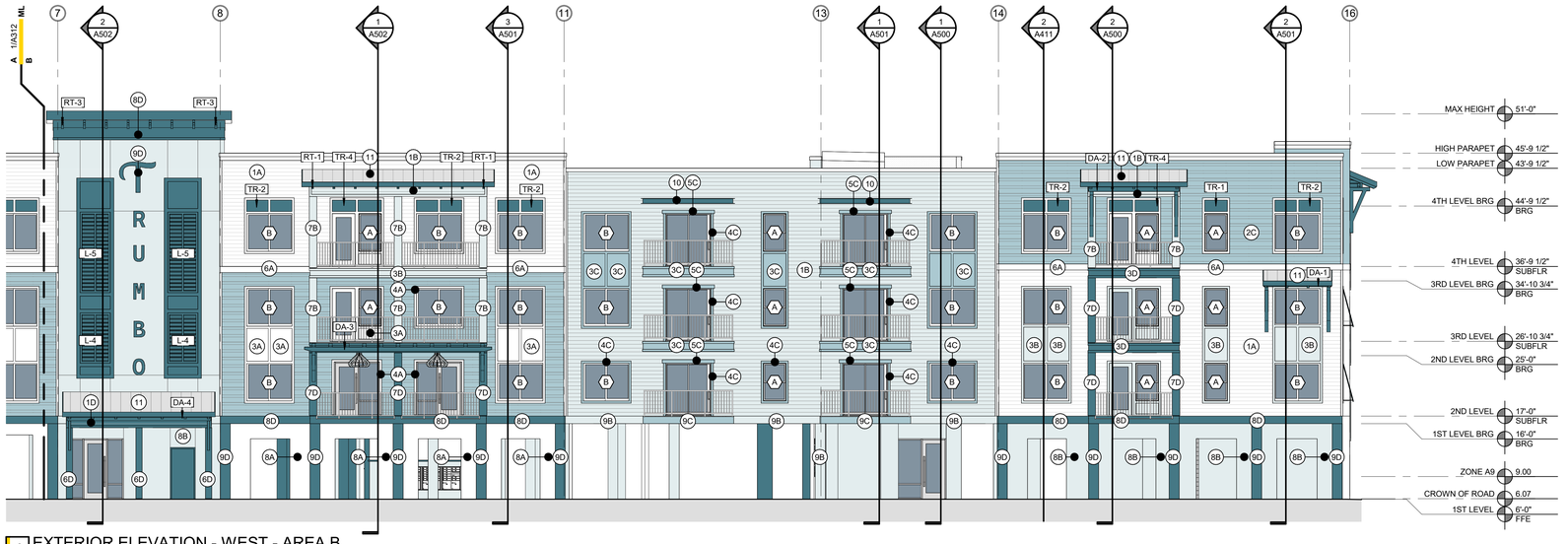
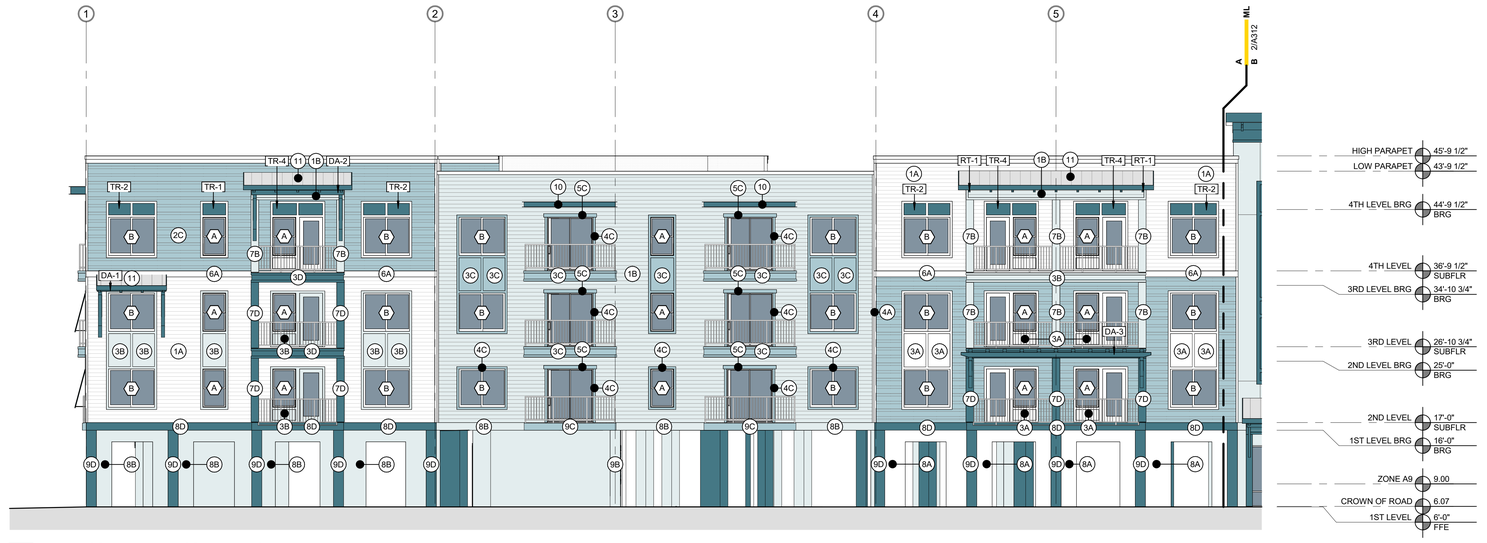


2 EXTERIOR ELEVATION - WEST - AREA B
1/8" = 1'-0"



1 EXTERIOR ELEVATION - WEST - AREA A
1/8" = 1'-0"

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ISSUES & REVISIONS

#	DATE	DESCRIPTION
1	11.17.25	PROGRESS SET

VESTCOR TRUMBO

DRAWN BY: MLG
CHECKED BY: JBB
VESTCOR TRUMBO
KEY WEST, FLORIDA
PROJECT NUMBER: 25-0008

EXTERIOR ELEVATIONS

A312

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MATERIAL LEGEND

1	FC SMOOTH LAP SIDING - 6" EXPOSURE
2	FC SMOOTH LAP SIDING - ALTERNATING 4" & 8" EXPOSURE
3	FC SMOOTH PANEL & FC 1X4 TRIM
4	FC 1X4 TRIM
5	FC 1X6 TRIM
6	FC 1X10 TRIM
7	FC 1X4 FOAM TRIM
8	STUCCO
9	PAINTED CONCRETE
10	PRE-ENGINEERED ALUMINUM CANOPY
11	STANDING SEAM METAL ROOF
12	SINAGE BY OTHERS

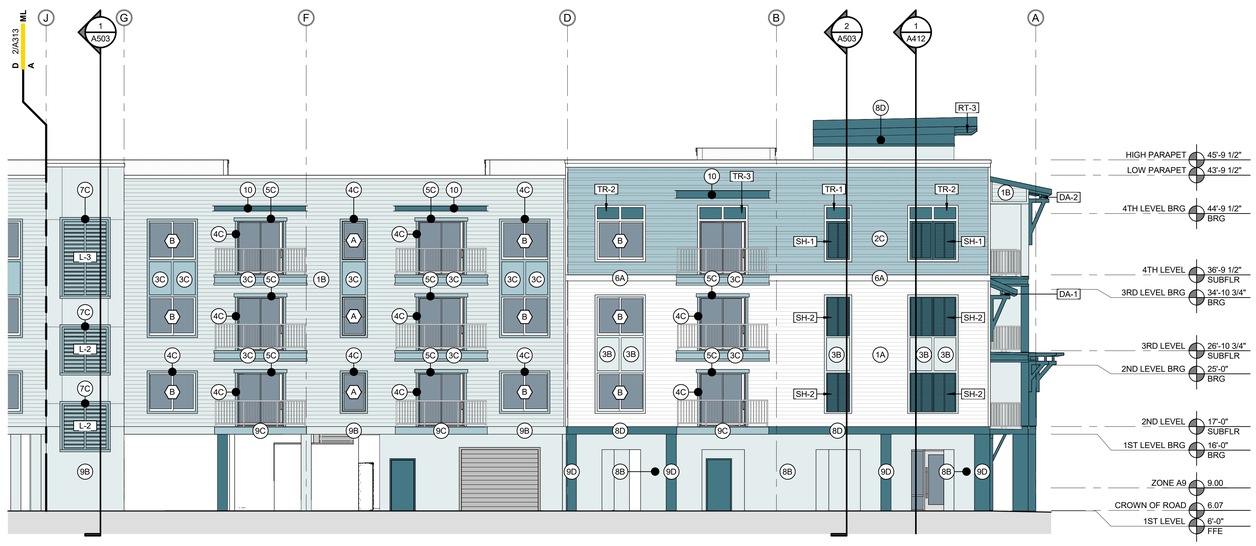
EXTERIOR COLORS

A	SW 7005 PURE WHITE
B	SW 6498 BYTE BLUE
C	SW 6500 OPEN SEAS
D	SW 6503 BOSPORUS
E	RAL 5009 AZURBLAU

MATERIAL & COLOR NOTES

a. PHYSICAL SAMPLES OF ALL MATERIALS AND COLORS TO BE SUBMITTED TO AOR FOR APPROVAL AND MOCKED UP ON BUILDING FOR FINAL APPROVAL PRIOR TO FULL INSTALL.
b. TRANSITIONS OF MATERIALS AND PAINT COLORS TO BE LOCATED AT INSIDE CORNERS ONLY, UNO.
c. TRIM COLOR TO BE CONSISTENT WITH TRANSITIONS, UNO.

2 EXTERIOR ELEVATION - NORTH - AREA D
1/8" = 1'-0"



1 EXTERIOR ELEVATION - NORTH - AREA A
1/8" = 1'-0"

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904.253.3928

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ISSUES & REVISIONS

#	DATE	DESCRIPTION
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VESTCOR TRUMBO

DRAWN BY: MLG
CHECKED BY: JBB
VESTCOR TRUMBO
KEY WEST, FLORIDA
PROJECT NUMBER: 25-0008

EXTERIOR ELEVATIONS

A313

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MATERIAL LEGEND	
1	FC SMOOTH LAP SIDING - 6" EXPOSURE
2	FC SMOOTH LAP SIDING - ALTERNATING 4" & 8" EXPOSURE
3	FC SMOOTH PANEL & FC 1X4 TRIM
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EXTERIOR COLORS	
A	SW 7005 PURE WHITE
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C	SW 6500 OPEN SEAS
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MATERIAL & COLOR NOTES

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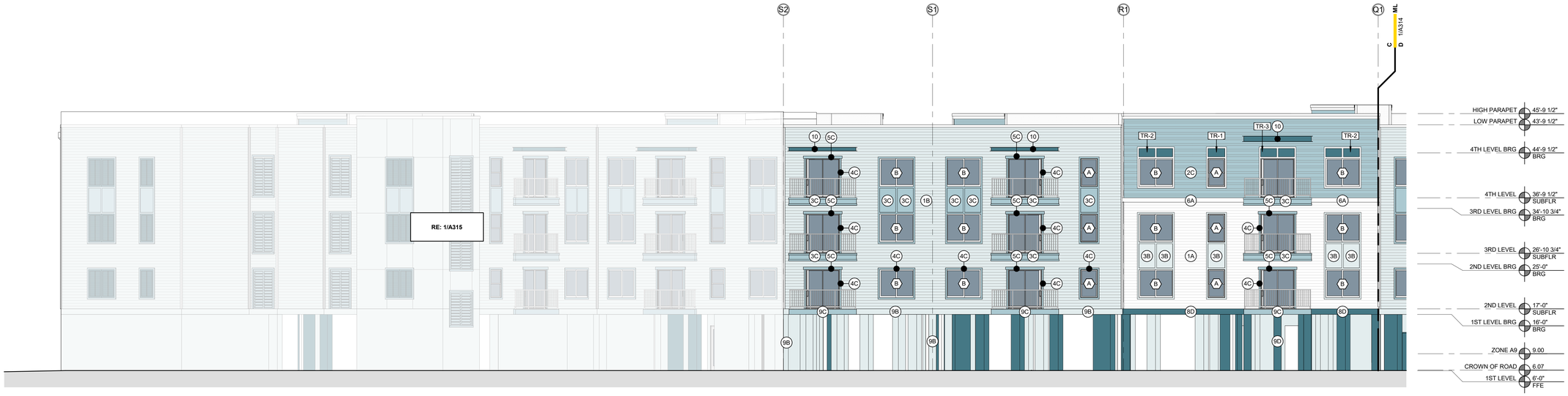
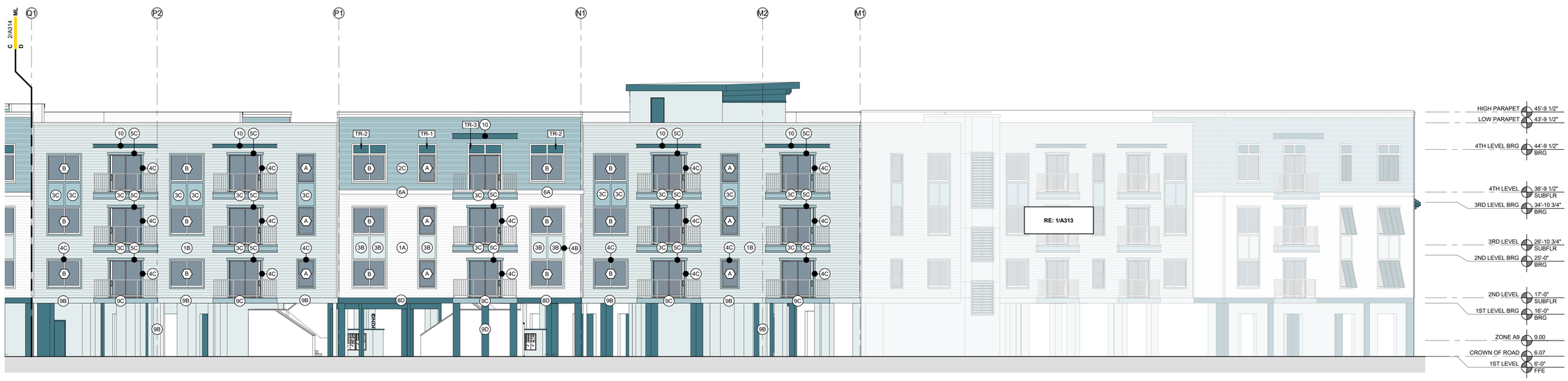


2 EXTERIOR ELEVATION - NORTHEAST - AREA C
1/8" = 1'-0"



1 EXTERIOR ELEVATION - NORTHEAST - AREA D
1/8" = 1'-0"

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ISSUES & REVISIONS

#	DATE	DESCRIPTION
1	11.17.25	PROGRESS SET

VESTCOR TRUMBO

DRAWN BY: MLG
CHECKED BY: JBB
VESTCOR TRUMBO
KEY WEST, FLORIDA
PROJECT NUMBER: 25-0008

EXTERIOR ELEVATIONS

A314

MATERIAL LEGEND

1	FC SMOOTH LAP SIDING - 6" EXPOSURE
2	FC SMOOTH LAP SIDING - ALTERNATING 4" & 8" EXPOSURE
3	FC SMOOTH PANEL & FC 1X4 TRIM
4	FC 1X4 TRIM
5	FC 1X6 TRIM
6	FC 1X10 TRIM
7	FC 1X4 FOAM TRIM
8	STUCCO
9	PAINTED CONCRETE
10	PRE-ENGINEERED ALUMINUM CANOPY
11	STANDING SEAM METAL ROOF
12	SINAGE BY OTHERS

EXTERIOR COLORS

A	SW 7005 PURE WHITE
B	SW 6498 BYTE BLUE
C	SW 6500 OPEN SEAS
D	SW 6503 BOSPORUS
E	RAL 5009 AZURBLAU

MATERIAL & COLOR NOTES

a. PHYSICAL SAMPLES OF ALL MATERIALS AND COLORS TO BE SUBMITTED TO AOR FOR APPROVAL AND MOCKED UP ON BUILDING FOR FINAL APPROVAL PRIOR TO FULL INSTALL.
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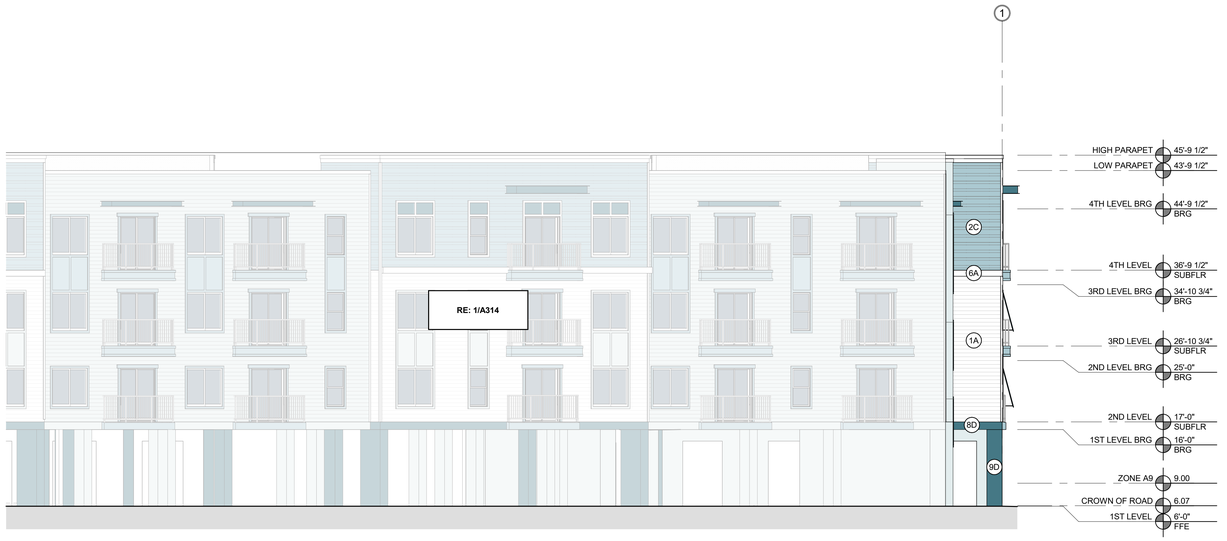
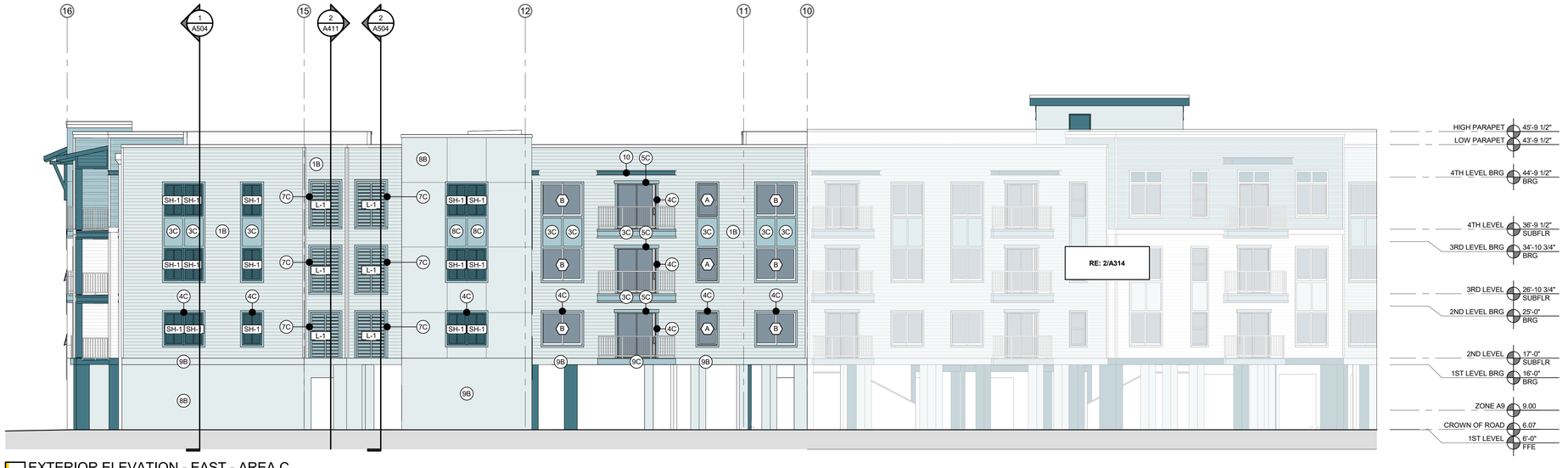


2 EXTERIOR ELEVATION - EAST - AREA D
1/8" = 1'-0"



1 EXTERIOR ELEVATION - EAST - AREA C
1/8" = 1'-0"

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ISSUES & REVISIONS

#	DATE	DESCRIPTION
1	11.17.25	PROGRESS SET

VESTCOR TRUMBO

DRAWN BY: MLG
CHECKED BY: JBB
VESTCOR TRUMBO
KEY WEST, FLORIDA
PROJECT NUMBER: 25-0008

EXTERIOR ELEVATIONS

A315

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11	STANDING SEAM METAL ROOF
12	SINAGE BY OTHERS

EXTERIOR COLORS

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C	SW 6500 OPEN SEAS
D	SW 6503 BOSPORUS
E	RAL 5009 AZURBLAU

MATERIAL & COLOR NOTES

a. PHYSICAL SAMPLES OF ALL MATERIALS AND COLORS TO BE SUBMITTED TO AOR FOR APPROVAL AND MOCKED UP ON BUILDING FOR FINAL APPROVAL PRIOR TO FULL INSTALL.
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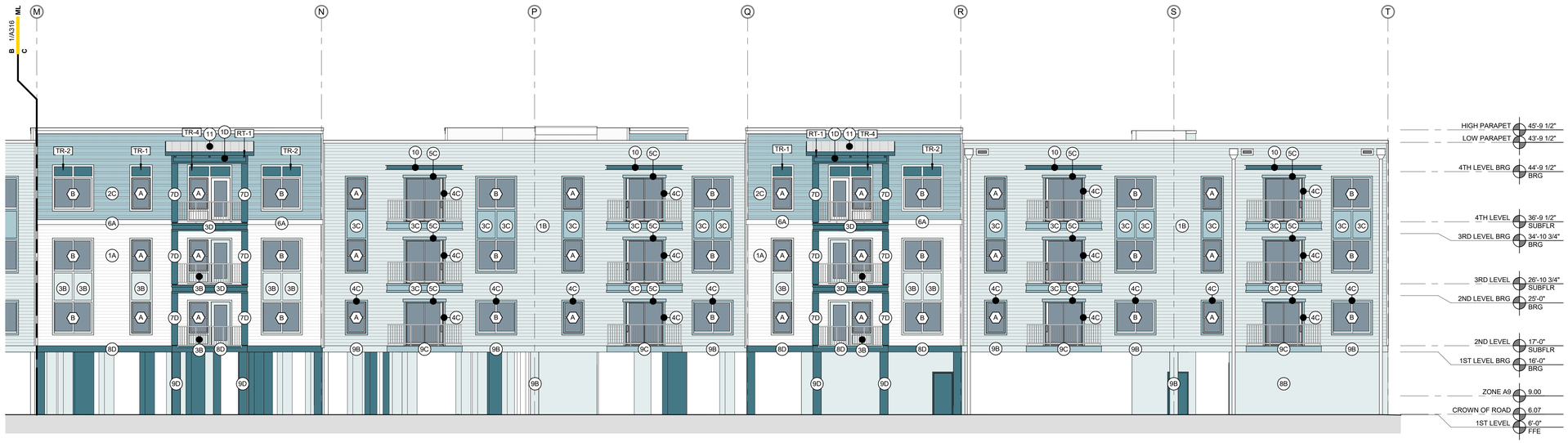
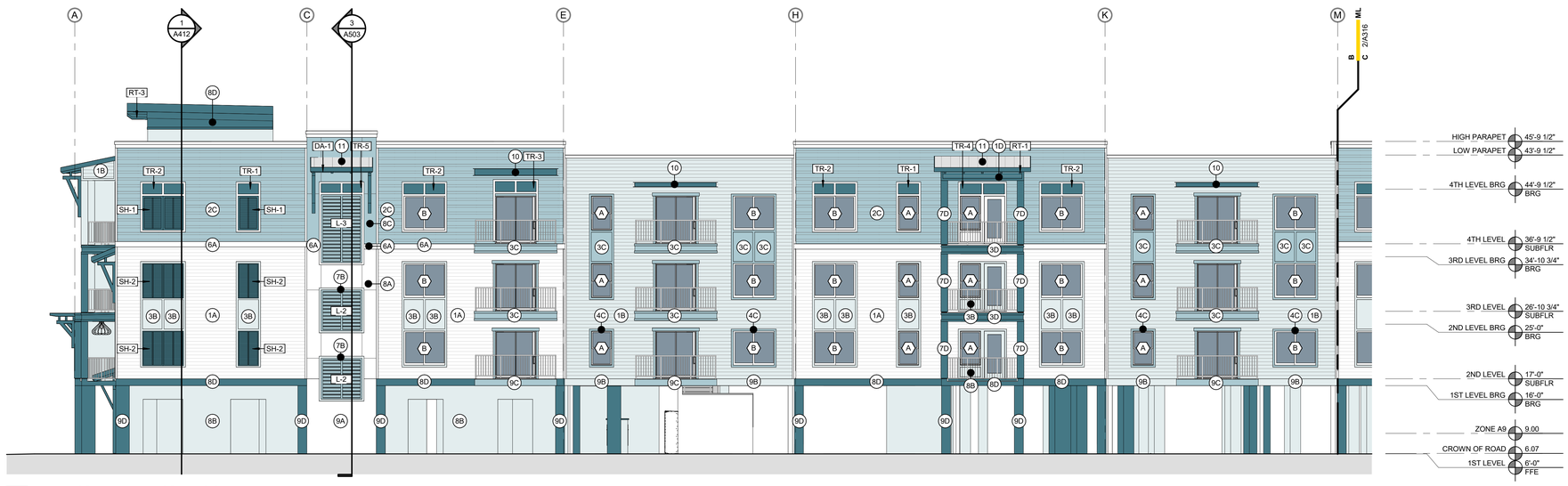


2 EXTERIOR ELEVATION - SOUTH - AREA C
1/8" = 1'-0"



1 EXTERIOR ELEVATION - SOUTH - AREA B
1/8" = 1'-0"

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ISSUES & REVISIONS

#	DATE	DESCRIPTION
1	11.17.25	PROGRESS SET

VESTCOR TRUMBO

DRAWN BY: MLG
CHECKED BY: JBB
VESTCOR TRUMBO
KEY WEST, FLORIDA
PROJECT NUMBER: 25-0008

EXTERIOR ELEVATIONS

A316

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EXTERIOR COLORS

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E	RAL 5009 AZURBLAU

MATERIAL & COLOR NOTES

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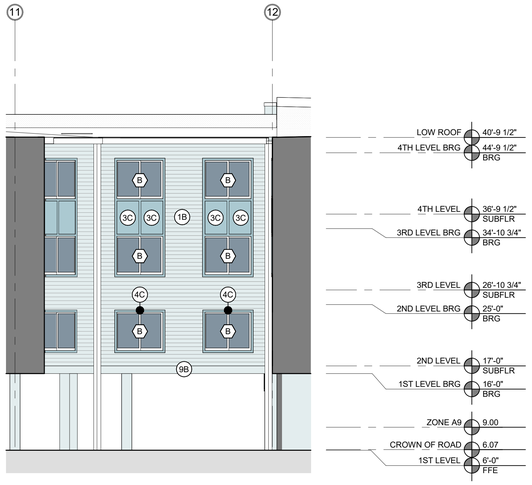
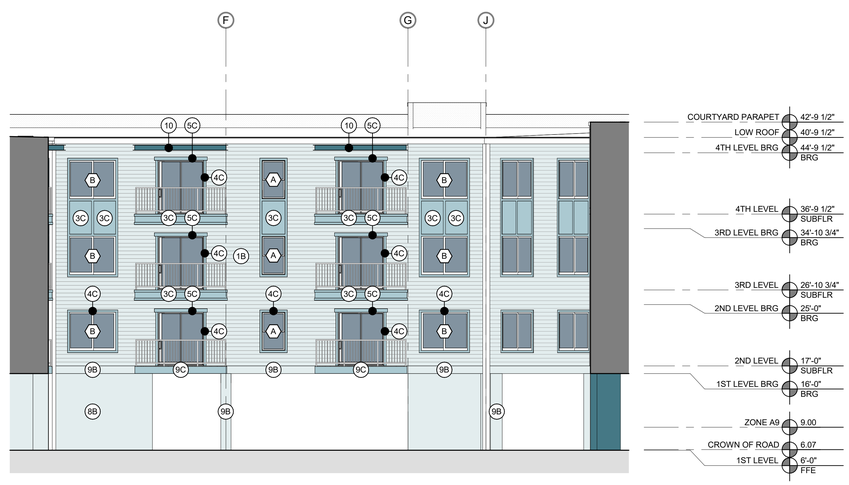
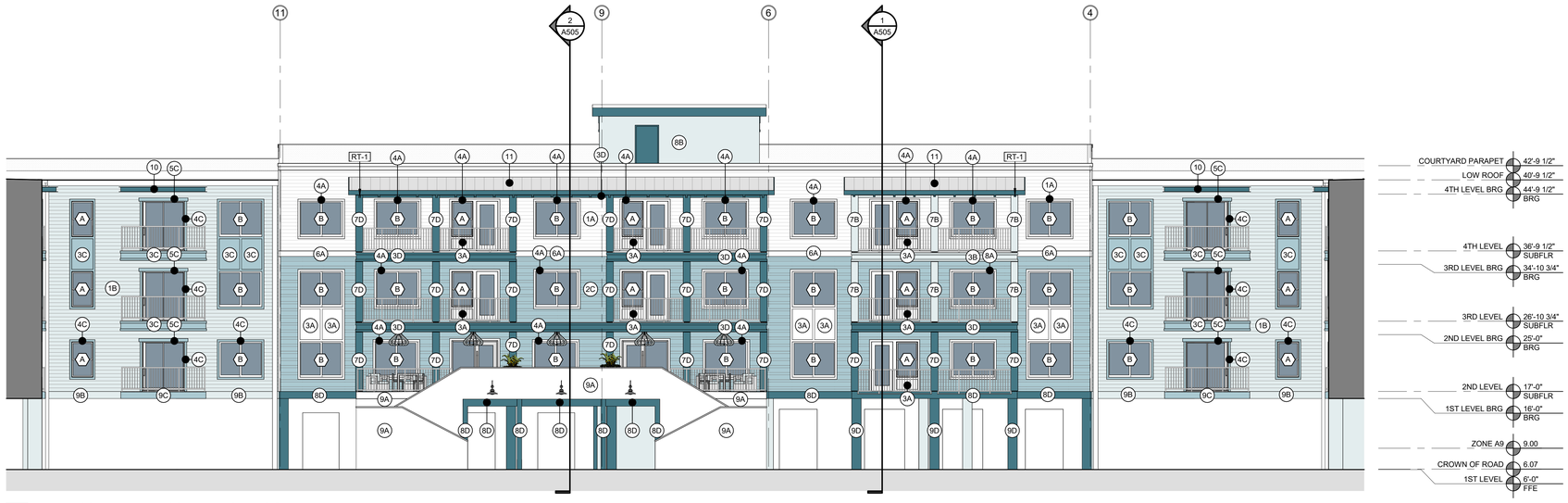


4 EXTERIOR ELEVATION - WEST - COURTYARD
1/8" = 1'-0"



2 EXTERIOR ELEVATION - SOUTH - COURTYARD
1/8" = 1'-0"



1 EXTERIOR ELEVATION - EAST - COURTYARD
1/8" = 1'-0"

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ISSUES & REVISIONS

#	DATE	DESCRIPTION
1	11.17.25	PROGRESS SET

VESTCOR TRUMBO

DRAWN BY: JAS
CHECKED BY: JBB
VESTCOR TRUMBO
KEY WEST, FLORIDA
PROJECT NUMBER: 25-0008

EXTERIOR ELEVATIONS - COURTYARD

A317

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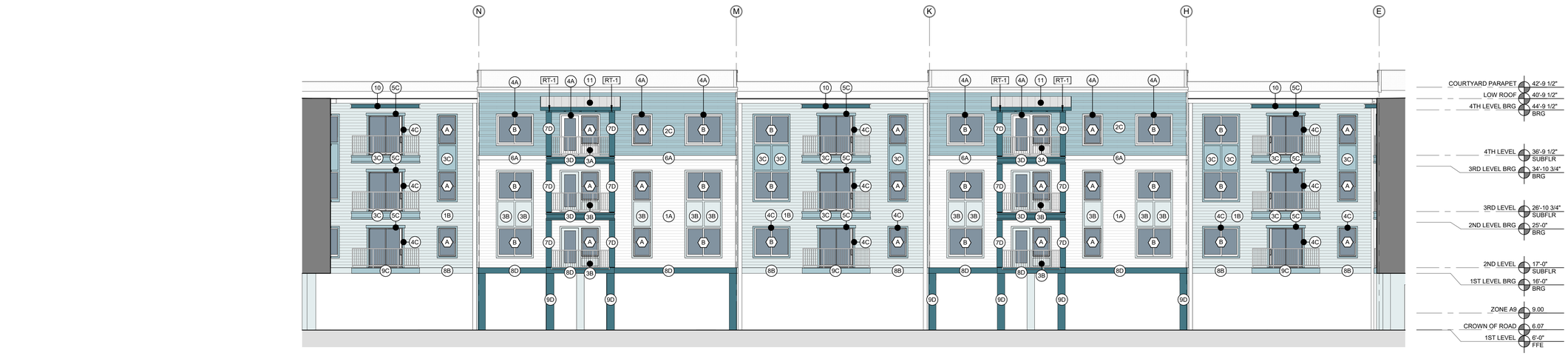
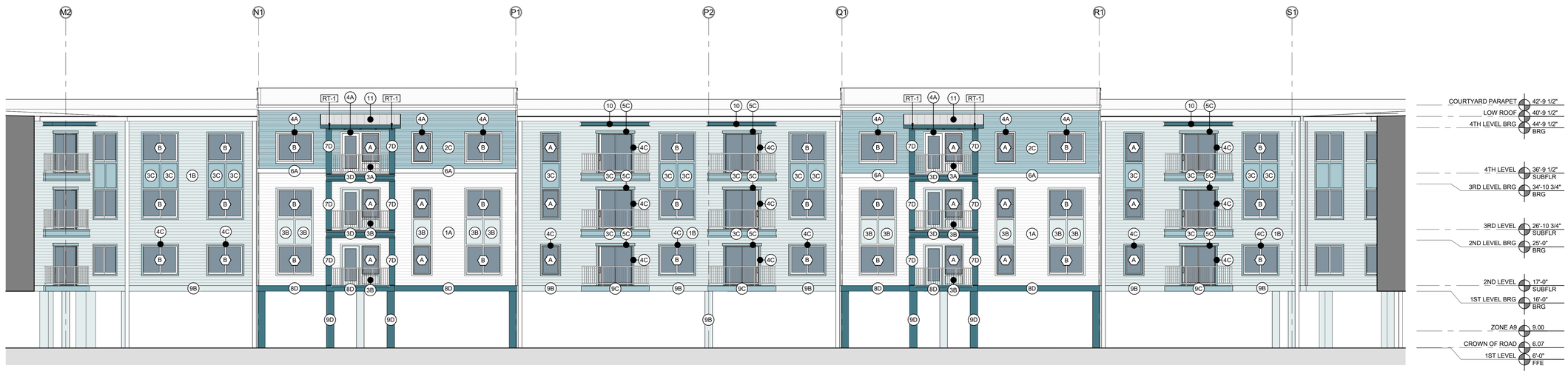


2 EXTERIOR ELEVATION - NORTH - COURTYARD
1/8" = 1'-0"



1 EXTERIOR ELEVATION - SOUTHWEST - COURTYARD
1/8" = 1'-0"

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ISSUES & REVISIONS

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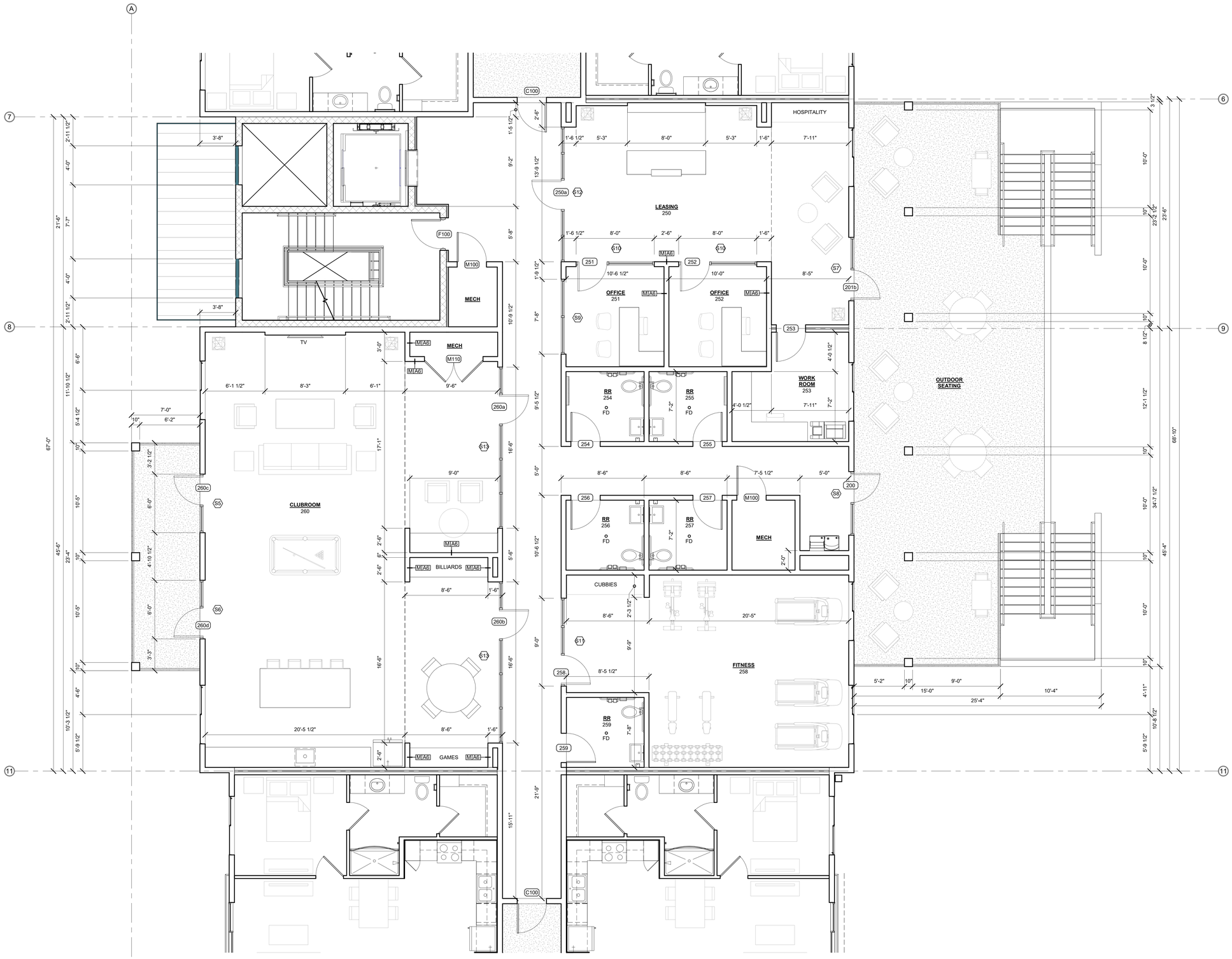
VESTCOR TRUMBO

DRAWN BY: JAS
CHECKED BY: JBB
VESTCOR TRUMBO
KEY WEST, FLORIDA
PROJECT NUMBER: 25-0008

EXTERIOR ELEVATIONS - COURTYARD

A318



1 FLOOR PLAN - 2ND LEVEL AMENITIES ENLARGED
1/4" = 1'-0"

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VESTCOR TRUMBO

DRAWN BY: MLG
CHECKED BY: JBB
VESTCOR TRUMBO
KEY WEST, FLORIDA
PROJECT NUMBER: 25-0008

AMENITIES - ENLARGED FLOOR PLAN

A460

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PROJECT SUMMARY

PROJECT	TRUMBO - TRASH ENCLOSURE	**APPLICABLE CODES**
PROJECT LOCATION	KEY WEST, FLORIDA	FBC FLORIDA BUILDING CODE, 8TH EDITION (2023) ACCESSIBILITY FBC-A BUILDING FBC-B EXISTING BUILDING FBC-EB ENERGY CONSERVATION FBC-EC MECHANICAL FBC-M PLUMBING FBC-P FFPC FLORIDA FIRE PREVENTION CODE, 8TH EDITION (2023) NFPA 1 - FIRE CODE (2021) NFPA 101 - LIFE SAFETY CODE (2021) NEC NFPA 70 - NATIONAL ELECTRICAL CODE (2020)
PROJECT DESCRIPTION	(1) ONE STORY CMU TRASH ENCLOSURE BUILDING	

CODE SUMMARY

	FLORIDA BUILDING CODE - BUILDING		
	REFERENCE	**CODE REQUIRED**	**BUILDING**
USE AND OCCUPANCY CLASSIFICATION	CHAPTER 3		U - UTILITY
ALLOWABLE BUILDING HEIGHT AND NUMBER OF STORIES (M)	TABLE 504.3 TABLE 504.4	40 FT 1 STORY	8' - 4"
ALLOWABLE AREA	TABLE 506.2	5,500 SF	150 SF
TYPE OF CONSTRUCTION	CHAPTER 6	TYPE VB	TYPE VB

MATERIALS LEGEND

7	MASONRY CMU WALL - SPLIT FACE PATTERN - RUNNING BOND	TITAN BLOCK "POLAR ICE"
13	CAST STONE CAP	INTEGRAL COLOR TO MATCH MASONRY CMU WALL
14	6" BOLLARD FILLED WITH CONCRETE	REFER TO EXTERIOR ELEVATIONS & PAINT COLORS BELOW
15	METAL LOUVERED DOORS	RAL 7022 UMBRA GRAY

EXTERIOR COLORS

A	TRAFFIC YELLOW
B	GRAY

MATERIAL & COLOR NOTES

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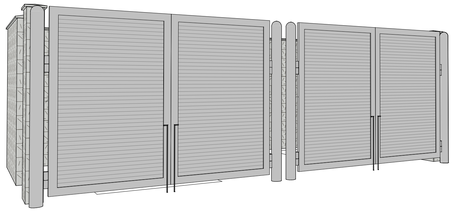
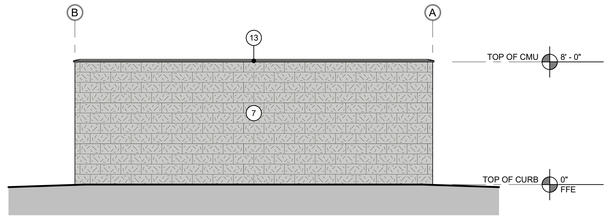
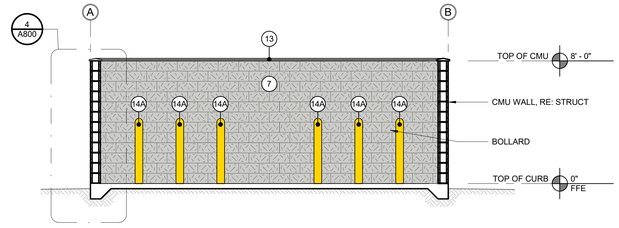


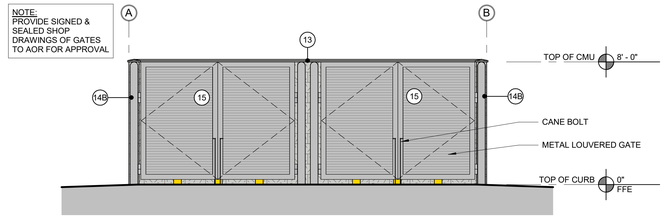
6 TRASH ENCLOSURE - 3D VIEW



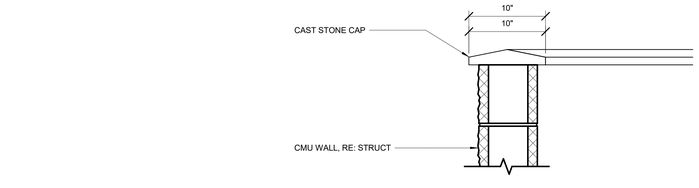
3 TRASH ENCLOSURE - REAR ELEVATION
1/4" = 1'-0"

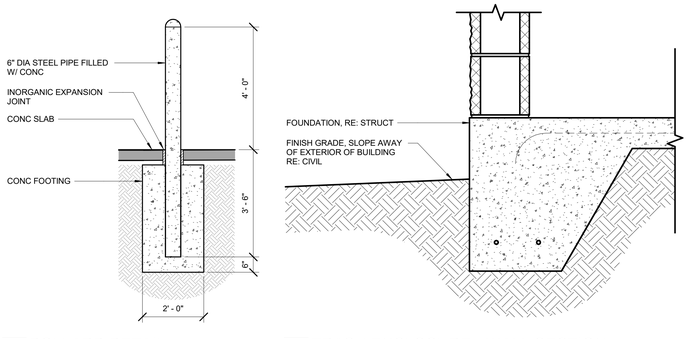


5 TRASH ENCLOSURE - SECTION
1/4" = 1'-0"



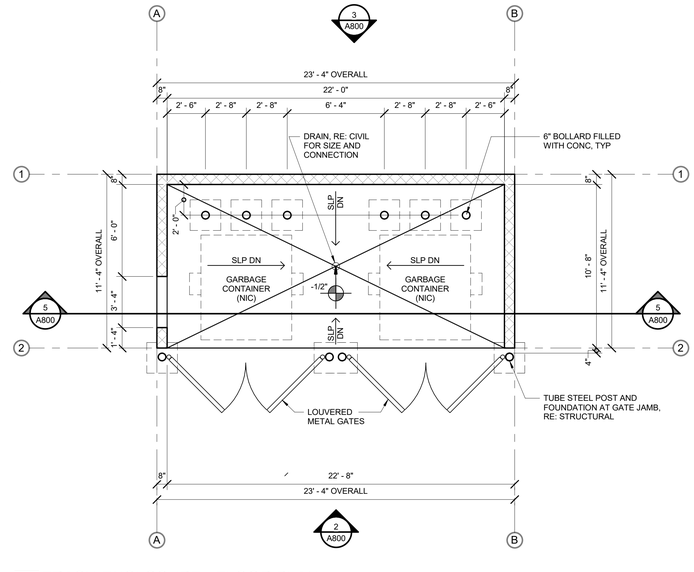
2 TRASH ENCLOSURE - FRONT ELEVATION
1/4" = 1'-0"





7 BOLLARD DETAIL
1/2" = 1'-0"

4 TRASH ENCLOSURE - WALL SECTION
1 1/2" = 1'-0"



1 TRASH ENCLOSURE - FLOOR PLAN
1/4" = 1'-0"

bld architecture

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ISSUES & REVISIONS

#	DATE	DESCRIPTION
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VESTCOR TRUMBO

DRAWN BY: MLG
CHECKED BY: JBB
VESTCOR TRUMBO
JACKSONVILLE, FLORIDA
PROJECT NUMBER: 25-0008

TRASH ENCLOSURE PLANS, ELEVATIONS, SECTION, & DETAILS

A800

TABLE OF CONTENTS:

L1 - TITLE SHEET

L2 - TREE MAP / MITIGATION TABLE

L3 - OVERALL CODE PLAN

L4 - PLANTING PLAN

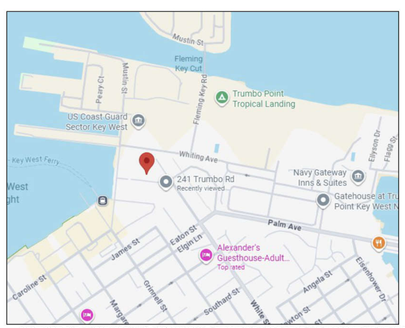
L5 - OVERALL PLANT SCHEDULE & PLANT PICTURES

L6 - CODE PLANT SCHEDULES

L7 - CODE PLANT SCHEDULES

L8 - LANDSCAPE DETAILS & SPECIFICATIONS

LOCATION MAP:



Michael Flaugh
LANDSCAPE ARCHITECT
FL Reg. #LA0001728
772.419.0024
www.MikeFlaughLA.com
STUART ISLAMORADA NAPLES

PRELIMINARY LANDSCAPE PLAN

LOFTS AT TRUMBO

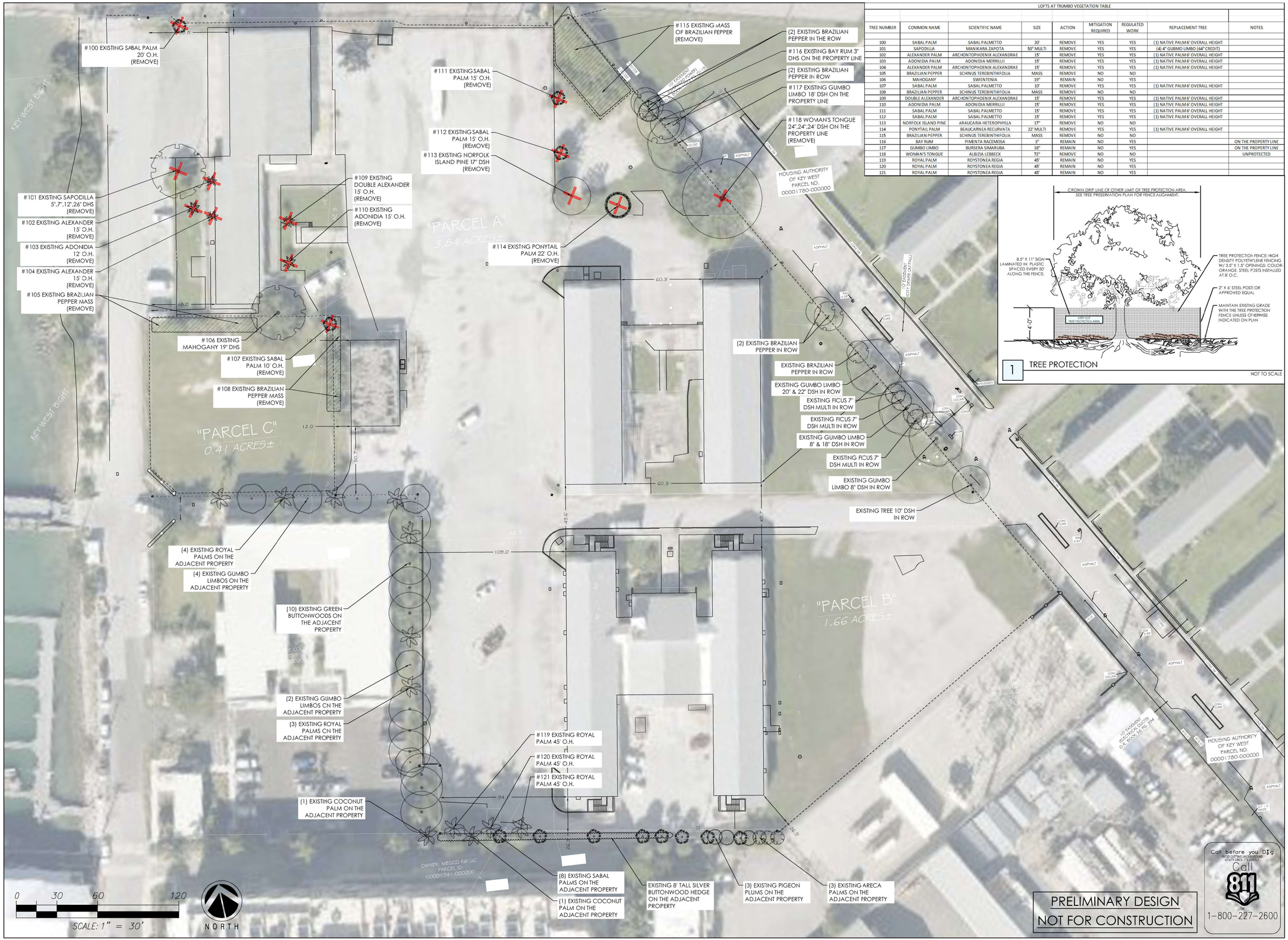
241 TRUMBO ROAD, KEYWEST, FL 33040

Date: 10/28/2025
Design by: PAA
Drafted by: PAA

Sheet
L1
TITLE SHEET

NO.	REVISION	DATE
-	-	-

PLEASE NOTE: THIS LANDSCAPE PLAN IS A PROFESSIONAL INTERPRETATION OF EXISTING AND PROPOSED SITE ELEMENTS BASED ON MULTIPLE SOURCES OF INFORMATION. THESE SOURCES MAY INCLUDE: PROPERTY SURVEYS, ARCHITECTURAL PLANS, GOOGLE AERIAL IMAGERY, SITE OBSERVATIONS, PHOTOGRAPHS AND SITE PLANS, AT TIMES. THESE SUPPORTING DOCUMENTS ARE INACCURATE OR APPROXIMATE AT BEST AND ON-SITE ADJUSTMENTS TO THE DESIGN DURING INSTALLATION ARE NECESSARY. **IT IS THE CONTRACTORS' RESPONSIBILITY TO VERIFY ALL MEASUREMENTS AND QUANTITIES PRIOR TO COMMENCING WORK.**



TREE NUMBER	COMMON NAME	SCIENTIFIC NAME	SIZE	ACTION	MITIGATION REQUIRED	REGULATED WORK	REPLACEMENT TREE	NOTES
100	SABAL PALM	SABAL PALMETTO	20'	REMOVE	YES	YES	(1) NATIVE PALM 6' OVERALL HEIGHT	
101	SAPODILLA	MANIKARA ZAPOTA	50" MULTI	REMOVE	YES	YES	(4) 4" GUBMO LIMBO (64" CREDIT)	
102	ALEXANDER PALM	ARCHONTOPHOENIX ALEXANDRAE	15'	REMOVE	YES	YES	(1) NATIVE PALM 6' OVERALL HEIGHT	
103	ADONIDIA PALM	ADONIDIA MERRILLII	15'	REMOVE	YES	YES	(1) NATIVE PALM 6' OVERALL HEIGHT	
104	ALEXANDER PALM	ARCHONTOPHOENIX ALEXANDRAE	15'	REMOVE	YES	YES	(1) NATIVE PALM 6' OVERALL HEIGHT	
105	BRAZILIAN PEPPER	SCHINUS TEREBINTHIFOLIA	MASS	REMOVE	NO	NO		
106	MAHOGANY	SWIETENIA	19"	REMAIN	NO	YES		
107	SABAL PALM	SABAL PALMETTO	10'	REMOVE	YES	YES	(1) NATIVE PALM 6' OVERALL HEIGHT	
108	BRAZILIAN PEPPER	SCHINUS TEREBINTHIFOLIA	MASS	REMOVE	NO	NO		
109	DOUBLE ALEXANDER	ARCHONTOPHOENIX ALEXANDRAE	15'	REMOVE	YES	YES	(1) NATIVE PALM 6' OVERALL HEIGHT	
110	ADONIDIA PALM	ADONIDIA MERRILLII	15'	REMOVE	YES	YES	(1) NATIVE PALM 6' OVERALL HEIGHT	
111	SABAL PALM	SABAL PALMETTO	15'	REMOVE	YES	YES	(1) NATIVE PALM 6' OVERALL HEIGHT	
112	SABAL PALM	SABAL PALMETTO	15'	REMOVE	YES	YES	(1) NATIVE PALM 6' OVERALL HEIGHT	
113	NORFOLK ISLAND PINE	ARAUCARIA HETEROPHYLLA	17"	REMOVE	NO	NO		
114	PONYTAIL PALM	BEAUCARNEA RECURVATA	22' MULTI	REMOVE	YES	YES	(1) NATIVE PALM 6' OVERALL HEIGHT	
115	BRAZILIAN PEPPER	SCHINUS TEREBINTHIFOLIA	MASS	REMOVE	NO	NO		
116	BAY RUM	PIMENTA RACEMOSA	3"	REMAIN	NO	YES		ON THE PROPERTY LINE
117	GUMBO LIMBO	BURSERA SIMARUBA	18"	REMAIN	NO	YES		ON THE PROPERTY LINE
118	WOMAN'S TONGUE	ALBIZIA LEBBECK	72"	REMOVE	NO	NO		UNPROTECTED
119	ROYAL PALM	ROYSTONEA REGIA	45'	REMAIN	NO	YES		
120	ROYAL PALM	ROYSTONEA REGIA	45'	REMAIN	NO	YES		
121	ROYAL PALM	ROYSTONEA REGIA	45'	REMAIN	NO	YES		

1 TREE PROTECTION

NOT TO SCALE

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

Call before you Dig
BEFORE CUTTING, EXCAVATING OR DISTURBING UNDERGROUND UTILITY LINES. IT'S COSTLY.
Call 811 or 1-800-227-2600

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STUART ISLAMORADA NAPLES

PRELIMINARY LANDSCAPE PLAN

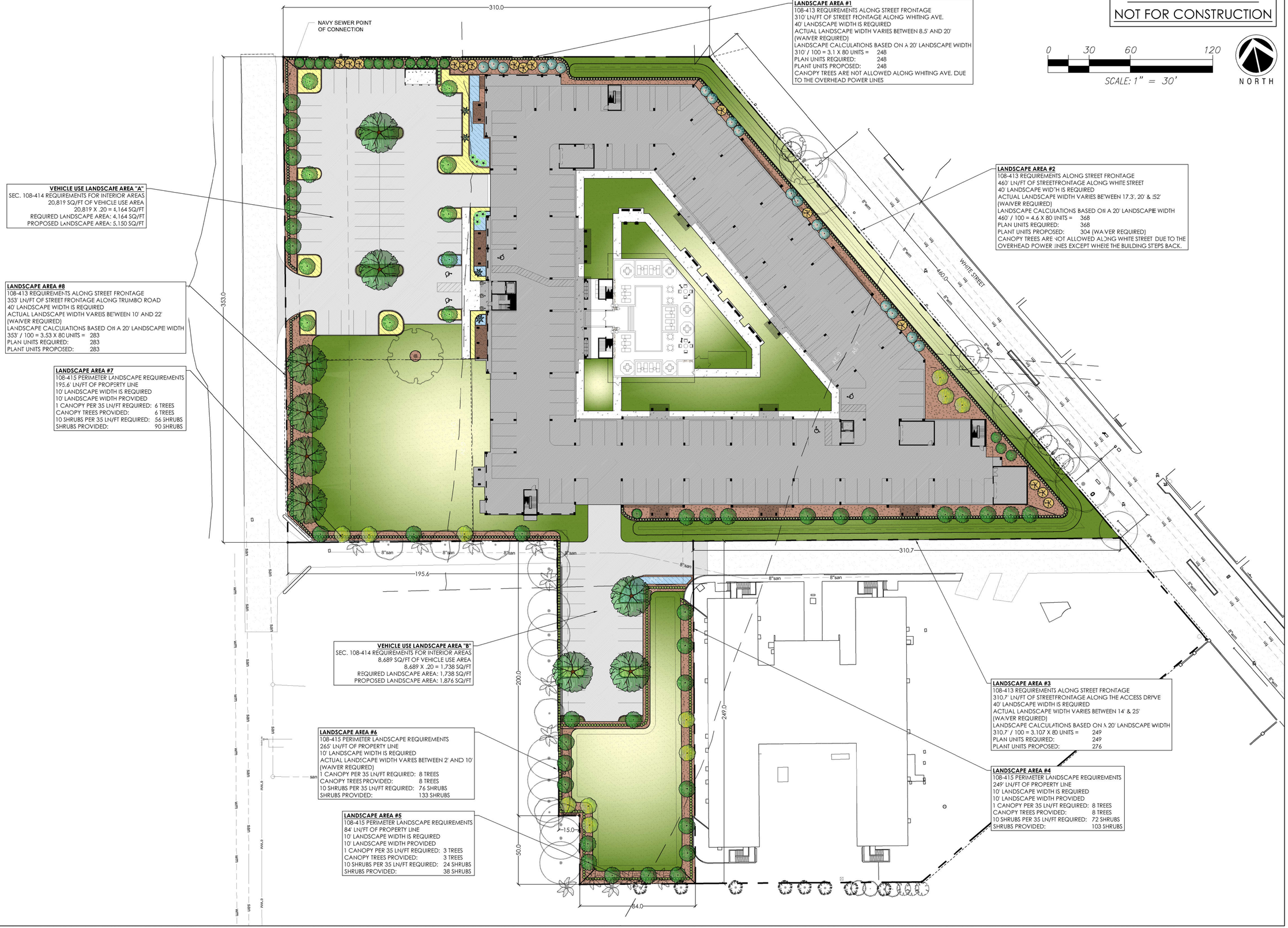
LOFTS AT TRUMBO

241 TRUMBO ROAD, KEYWEST, FL 33040

NO.	REVISION	DATE

Date: 10/28/2025
Design by: PAA
Drafted by: PAA
Sheet
L2
TREE MAP / MITIGATION TABLE

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION



LANDSCAPE AREA #1
108-413 REQUIREMENTS ALONG STREET FRONTAGE
310' LN/FT OF STREET FRONTAGE ALONG WHITING AVE.
40' LANDSCAPE WIDTH IS REQUIRED
ACTUAL LANDSCAPE WIDTH VARIES BETWEEN 8.5' AND 20' (WAIVER REQUIRED)
LANDSCAPE CALCULATIONS BASED ON A 20' LANDSCAPE WIDTH
310 / 100 = 3.1 X 80 UNITS = 248
PLAN UNITS REQUIRED: 248
PLANT UNITS PROPOSED: 248
CANOPY TREES ARE NOT ALLOWED ALONG WHITING AVE. DUE TO THE OVERHEAD POWER LINES

LANDSCAPE AREA #2
108-413 REQUIREMENTS ALONG STREET FRONTAGE
460' LN/FT OF STREETFRONTAGE ALONG WHITE STREET
40' LANDSCAPE WIDTH IS REQUIRED
ACTUAL LANDSCAPE WIDTH VARIES BETWEEN 17.3', 20' & 52' (WAIVER REQUIRED)
LANDSCAPE CALCULATIONS BASED ON A 20' LANDSCAPE WIDTH
460' / 100 = 4.6 X 80 UNITS = 368
PLAN UNITS REQUIRED: 368
PLANT UNITS PROPOSED: 304 (WAIVER REQUIRED)
CANOPY TREES ARE NOT ALLOWED ALONG WHITE STREET DUE TO THE OVERHEAD POWER LINES EXCEPT WHERE THE BUILDING STEPS BACK.

VEHICLE USE LANDSCAPE AREA "A"
SEC. 108-414 REQUIREMENTS FOR INTERIOR AREAS
20,819 SQ/FT OF VEHICLE USE AREA
20,819 X .20 = 4,164 SQ/FT
REQUIRED LANDSCAPE AREA: 4,164 SQ/FT
PROPOSED LANDSCAPE AREA: 5,150 SQ/FT

LANDSCAPE AREA #8
108-413 REQUIREMENTS ALONG STREET FRONTAGE
353' LN/FT OF STREET FRONTAGE ALONG TRUMBO ROAD
40' LANDSCAPE WIDTH IS REQUIRED
ACTUAL LANDSCAPE WIDTH VARIES BETWEEN 10' AND 22' (WAIVER REQUIRED)
LANDSCAPE CALCULATIONS BASED ON A 20' LANDSCAPE WIDTH
353' / 100 = 3.53 X 80 UNITS = 283
PLAN UNITS REQUIRED: 283
PLANT UNITS PROPOSED: 283

LANDSCAPE AREA #7
108-415 PERIMETER LANDSCAPE REQUIREMENTS
195.6' LN/FT OF PROPERTY LINE
10' LANDSCAPE WIDTH IS REQUIRED
10' LANDSCAPE WIDTH PROVIDED
1 CANOPY PER 35 LN/FT REQUIRED: 6 TREES
CANOPY TREES PROVIDED: 6 TREES
10 SHRUBS PER 35 LN/FT REQUIRED: 56 SHRUBS
SHRUBS PROVIDED: 90 SHRUBS

VEHICLE USE LANDSCAPE AREA "B"
SEC. 108-414 REQUIREMENTS FOR INTERIOR AREAS
8,689 SQ/FT OF VEHICLE USE AREA
8,689 X .20 = 1,738 SQ/FT
REQUIRED LANDSCAPE AREA: 1,738 SQ/FT
PROPOSED LANDSCAPE AREA: 1,876 SQ/FT

LANDSCAPE AREA #6
108-415 PERIMETER LANDSCAPE REQUIREMENTS
265' LN/FT OF PROPERTY LINE
10' LANDSCAPE WIDTH IS REQUIRED
ACTUAL LANDSCAPE WIDTH VARIES BETWEEN 2' AND 10' (WAIVER REQUIRED)
1 CANOPY PER 35 LN/FT REQUIRED: 8 TREES
CANOPY TREES PROVIDED: 8 TREES
10 SHRUBS PER 35 LN/FT REQUIRED: 76 SHRUBS
SHRUBS PROVIDED: 133 SHRUBS

LANDSCAPE AREA #5
108-415 PERIMETER LANDSCAPE REQUIREMENTS
84' LN/FT OF PROPERTY LINE
10' LANDSCAPE WIDTH IS REQUIRED
10' LANDSCAPE WIDTH PROVIDED
1 CANOPY PER 35 LN/FT REQUIRED: 3 TREES
CANOPY TREES PROVIDED: 3 TREES
10 SHRUBS PER 35 LN/FT REQUIRED: 24 SHRUBS
SHRUBS PROVIDED: 38 SHRUBS

LANDSCAPE AREA #3
108-413 REQUIREMENTS ALONG STREET FRONTAGE
310.7' LN/FT OF STREETFRONTAGE ALONG THE ACCESS DRIVE
40' LANDSCAPE WIDTH IS REQUIRED
ACTUAL LANDSCAPE WIDTH VARIES BETWEEN 14' & 25' (WAIVER REQUIRED)
LANDSCAPE CALCULATIONS BASED ON A 20' LANDSCAPE WIDTH
310.7' / 100 = 3.107 X 80 UNITS = 249
PLAN UNITS REQUIRED: 249
PLANT UNITS PROPOSED: 276

LANDSCAPE AREA #4
108-415 PERIMETER LANDSCAPE REQUIREMENTS
249' LN/FT OF PROPERTY LINE
10' LANDSCAPE WIDTH IS REQUIRED
10' LANDSCAPE WIDTH PROVIDED
1 CANOPY PER 35 LN/FT REQUIRED: 8 TREES
CANOPY TREES PROVIDED: 8 TREES
10 SHRUBS PER 35 LN/FT REQUIRED: 72 SHRUBS
SHRUBS PROVIDED: 103 SHRUBS

0 30 60 120
SCALE: 1" = 30'
NORTH

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LOFTS AT TRUMBO
241 TRUMBO ROAD, KEYWEST, FL 33040

NO.	REVISION	DATE
-	-	-

Date: 10/28/2025
Design by: PAA
Drafted by: PAA
Sheet
L3
OVERALL CODE PLAN

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PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

0 30 60 120
SCALE: 1" = 30'

NORTH

(156) COCOPLUM
(1) CINNAMON BARK
(1) PIGEON PLUM
(73) GOLDEN CREEPER
(4) GREEN BUTTONWOOD
(34) GOLDEN CREEPER
(1) PIGEON PLUM
(78) COCOPLUM
(4) GREEN BUTTONWOOD
(65) GOLDEN CREEPER
(1) GREEN BUTTONWOOD
(1) GREEN BUTTONWOOD
(48) GOLDEN CREEPER
(4) GUMBO LIMBO (M)
(85) COCOPLUM
(3) PIGEON PLUM
(3) SATIN LEAF
(90) COCOPLUM
(6) CRABWOOD
(3) ORANGE GEIGER TREE
(5) CINNAMON BARK
(16) PITCH APPLE
(6) ORANGE GEIGER TREE
(6) SILVER BUTTONWOOD
(44) HORIZONTAL COCOPLUM
(1) GUMBO LIMBO
(1) GREEN BUTTONWOOD
(44) HORIZONTAL COCOPLUM
(1) GUMBO LIMBO
(1) GREEN BUTTONWOOD
(70) GOLDEN CREEPER
(1) PIGEON PLUM
(30) GOLDEN CREEPER
#106 EXISTING MAHOGANY 19" DHS
(18,936 sf) BAHIA SOD
(1) PIGEON PLUM
(2) BUCCANEER PALM (M)
(217) GOLDEN CREEPER
(259) BIG BLUE LIRIOPE
(3) THATCH PALM (M)
(50) GOLDEN CREEPER
(3) THATCH PALM (M)
(57) BIG BLUE LIRIOPE
(1) PIGEON PLUM
(52) BIG BLUE LIRIOPE
(26) BIG BLUE LIRIOPE
(1) BUCCANEER PALM (M)
(25) BIG BLUE LIRIOPE
(1) BUCCANEER PALM (M)
(37) GOLDEN CREEPER
(805 sf) BAHIA SOD
(4) SILVER BUTTONWOOD
(1) ORANGE GEIGER TREE
(2,473 sf) BAHIA SOD
(8,682 sf) BAHIA SOD
(2) EXISTNG BRAZILIAN PEPPER IN THE ROW
#116 EXSTING BAY RUM 3" DHS ON THE PROPERTY LINE
(2) EXISTNG BRAZILIAN PEPPER IN ROW
#117 EXSTING GUMBO LIMBO 18" DSH ON THE PROPERTY LINE
(1) ORANGE GEIGER TREE
(4) SILVER BUTTONWOOD
(211) COCOPLUM
(4,916 sf) BAHIA SOD
(8,249 sf) BAHIA SOD (SWALE/RETENTION)
(4) SILVER BUTTONWOOD
(1) ORANGE GEIGER TREE
WHITE STREET
(2) EXISTING BRAZILIAN PEPPER IN ROW
(3) SATIN LEAF
EXISTING BRAZILIAN PEPPER IN ROW
EXISTING GUMBO LIMBO 20" & 22" DSH IN ROW
(3) CRABWOOD
EXISTING FICUS 7" DSH MULTI IN ROW
EXISTING FICUS 7" DSH MULTI IN ROW
EXISTING GUMBO LIMBO 8" & 18" DSH IN ROW
EXISTING FICUS 7" DSH MULTI IN ROW
EXISTING GUMBO LIMBO 8" DSH IN ROW
(3) ORANGE GEIGER TREE
EXISTING TREE 10" DSH IN ROW
(163) COCOPLUM
(1) CINNAMON BARK
(3) PIGEON PLUM
(3) GREEN BUTTONWOOD
(1) GREEN BUTTONWOOD
(4) PIGEON PLUM
(4) EXISTING ROYAL PALMS ON THE ADJACENT PROPERTY
(4) EXISTING GUMBO LIMBOS ON THE ADJACENT PROPERTY
(10) EXISTING GREEN BUTTONWOODS ON THE ADJACENT PROPERTY
(1) GUMBO LIMBO
(29) GOLDEN CREEPER
(133) BUTTONWOOD SHRUB
(2) EXISTING GUMBO LIMBOS ON THE ADJACENT PROPERTY
(1) PIGEON PLUM
(3) EXISTING ROYAL PALMS ON THE ADJACENT PROPERTY
(11) HORIZONTAL COCOPLUM
(3) GREEN BUTTONWOOD
(3) SATIN LEAF
(2) PIGEON PLUM
(1) EXISTING COCONUT PALM ON THE ADJACENT PROPERTY
(1) EXISTING COCONUT PALM ON THE ADJACENT PROPERTY
(1) GUMBO LIMBO
(200) BIG BLUE LIRIOPE
(96) BUTTONWOOD SHRUB
(1) GUMBO LIMBO
(30) GOLDEN CREEPER
(3) GREEN BUTTONWOOD
(12) HORIZONTAL COCOPLUM
(1) PIGEON PLUM
(103) BUTTONWOOD SHRUB
(2) SATIN LEAF
(9,691 sf) BAHIA SOD (SWALE/RETENTION)
(3) GREEN BUTTONWOOD
#119 EXISTING ROYAL PALM 45' O.H.
#120 EXISTING ROYAL PALM 45' O.H.
(3) PIGEON PLUM
(38) BUTTONWOOD SHRUB
#121 EXISTING ROYAL PALM 45' O.H.
(8) EXISTING SABAL PALMS ON THE ADJACENT PROPERTY
EXISTING 8' TALL SILVER BUTTONWOOD HEDGE ON THE ADJACENT PROPERTY
(3) EXISTING PIGEON PLUMS ON THE ADJACENT PROPERTY
(3) EXISTING ARECA PALMS ON THE ADJACENT PROPERTY

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LOFTS AT TRUMBO
241 TRUMBO ROAD, KEYWEST, FL 33040

Date: 10/28/2025
Design by: PAA
Drafted by: PAA
Sheet
L4
PLANTING PLAN

NO.	REVISION	DATE
-	-	-

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

GUMBO LIMBO

SATIN LEAF

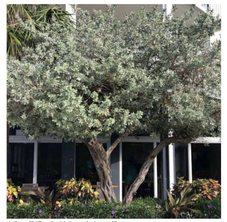
PIGEON PLUM

GREEN BUTTONWOOD

BUCCANEER PALM

THATCH PALM

CINNAMON BARK


SILVER BUTTONWOOD

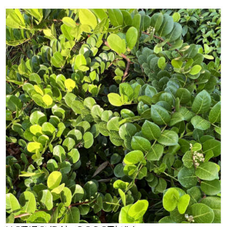
ORANGE GEIGER

CRABWOOD TREE

RED TIP COCOPLUM

PITCH APPLE CLUSIA

GREEN BUTTONWOOD


HORIZONTAL COCOPLUM

GOLDEN CREEPER

BIG BLUE LIRIOPE

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NOTES	CODE
CANOPY TREES								
	5	BURSERA SIMARUBA	GUMBO LIMBO	45 GAL	3"CAL	12` OA HT., 6` CT	NATIVE	10 PLANT UNITS
	11	CHRYSOPHYLLUM OLIVIFORME	SATIN LEAF	45 GAL	2"CAL	12` OA HT., 6` CT	NATIVE	10 PLANT UNITS
	22	COCCOLOBA DIVERSIFOLIA	PIGEON PLUM	45 GAL	2"CAL	12` OA HT., 6` CT	NATIVE	10 PLANT UNITS
	26	CONOCARPUS ERECTUS `GREEN`	GREEN BUTTONWOOD	45 GAL	2"CAL	12` OA HT., 6` CT	NATIVE	10 PLANT UNITS
MITIGATION TREES								
	4	BURSERA SIMARUBA	GUMBO LIMBO (M)	B & B	4"CAL	14` OA HT., 6` CT.	NATIVE	10 PLANT UNITS
	4	PSEUDOPHOENIX SARGENTII	BUCCANEER PALM (M)	B & B		6` OA HT.		
	6	THRINAX RADIATA	THATCH PALM (M)	45 GAL	SINGLE	6`-6` OA HT	NATIVE	
SUBCANOPY TREES								
	7	CANELLA WINTERANA	CINNAMON BARK	25 GAL		6` TO 8` OA HT	NATIVE	3 PLANT UNITS
	18	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD	25 GAL	1"CAL	8-10` OA HT.	NATIVE	3 PLANT UNITS
	15	CORDIA SEBESTENA	ORANGE GEIGER TREE	25 GAL	1.5"CAL	8-10` OA HT.	NATIVE	3 PLANT UNITS
	9	GYMNANTHES LUCIDA	CRABWOOD	45 GAL	1.5"CAL	6`-8` OA HT	NATIVE	3 PLANT UNITS

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	NOTES	CODE
SHRUBS								
	783	CHRYSOBALANUS ICACC `RED-TIP`	COCOPLUM	3 GAL	24" OC	24" HT., FULL	NATIVE	1 PLANT UNIT
	16	CLUSIA ROSEA	PITCH APPLE	7 GAL	36" O.C.	36"HT., FULL		1 PLANT UNIT
	370	CONOCARPUS ERECTUS	BUTTONWOOD SHRUB	3 GAL	24" OC	24" HT., FULL	NATIVE	1 PLANT UNIT

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	INSTALL	SPECS	NOTES	CODE
GROUND COVERS								
	111	CHRYSOBALANUS ICACC `HORIZONTALIS`	HORIZONTAL COCOPLUM	3 GAL	30" O.C.	8"X12"	NATIVE	
	713	ERNODEA LITTORALIS	GOLDEN CREEPER	1 GAL	24" O.C.	4"X8"	NATIVE	
	619	LIRIOPE MUSCARI `BIG BLUE`	BIG BLUE LIRIOPE	1 GAL@	12" OC	6"X8"		
OTHER								
	19,536 SF	HARDWOOD, NON-CYPRESS	MULCH	S.F.	AS NEEDED	4" LAYER		
	7,026 SF	HARDWOOD, NON-CYPRESS (VEHICLE USE AREA)	MULCH (VUA)	S.F.	AS NEEDED	4" LAYER		
	17,940 SF	PASPALUM NOTATUM `ARGENTINE`	BAHIA SOD (SWALE/RETENTION)	SOD			DROUGHT TOLERANT	
	35,812 SF	PASPALUM NOTATUM `ARGENTINE`	BAHIA SOD	SOD			DROUGHT TOLERANT	

INSTALL 6" OF SOIL IN ALL PLANTING BEDS, 1:1 SCREENED COMPOST AND SCREENED TOP SOIL TILLED IN. REMOVE EXISTING SOIL AS REQUIRED. FINISHED GRADE MUST BE BELOW ALL HARD SURFACES.

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NO.	REVISION	DATE
-	-	-
-	-	-
-	-	-

Date: 10/28/2025
Design by: PAA
Drawn by: PAA
Sheet
L5
OVERALL PLANT SCHEDULE & PLANT PICTURES

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PLANT SCHEDULE LANDSCAPE AREA 1

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NOTES	CODE
SUBCANOPY TREES								
	6	CANELLA WINTERANA	CINNAMON BARK	25 GAL		6` TO 8` OA HT	NATIVE	3 PLANT UNITS
	6	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD	25 GAL	1"CAL	8-10` OA HT.	NATIVE	3 PLANT UNITS
	9	CORDIA SEBESTENA	ORANGE GEIGER TREE	25 GAL	1.5"CAL	8-10` OA HT.	NATIVE	3 PLANT UNITS
	6	GYMNANTHES LUCIDA	CRABWOOD	45 GAL	1.5"CAL	6`-8` OA HT	NATIVE	3 PLANT UNITS
SYMBOL	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SPACING**	**SIZE**	**NOTES**	**CODE**
SHRUBS								
	156	CHRYSOBALANUS ICACO `RED-TIP`	COCOPLUM	3 GAL	24" OC	24" HT., FULL	NATIVE	1 PLANT UNIT
	11	CLUSIA ROSEA	PITCH APPLE	7 GAL	36" O.C.	36"HT., FULL		1 PLANT UNIT
SYMBOL	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**INSTALL**	**SPECS**	**NOTES**	**CODE**
OTHER								
	2,565 SF	HARDWOOD, NON-CYPRESS	MULCH	S.F.	AS NEEDED	4" LAYER		

PLANT SCHEDULE LANDSCAPE AREA 2

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NOTES	CODE
CANOPY TREES								
	3	CHRYSOPHYLLUM OLIVIFORME	SATIN LEAF	45 GAL	2"CAL	12` OA HT., 6` CT	NATIVE	10 PLANT UNITS
SUBCANOPY TREES								
	12	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD	25 GAL	1"CAL	8-10` OA HT.	NATIVE	3 PLANT UNITS
	6	CORDIA SEBESTENA	ORANGE GEIGER TREE	25 GAL	1.5"CAL	8-10` OA HT.	NATIVE	3 PLANT UNITS
	3	GYMNANTHES LUCIDA	CRABWOOD	45 GAL	1.5"CAL	6`-8` OA HT	NATIVE	3 PLANT UNITS
SYMBOL	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SPACING**	**SIZE**	**NOTES**	**CODE**
SHRUBS								
	211	CHRYSOBALANUS ICACO `RED-TIP`	COCOPLUM	3 GAL	24" OC	24" HT., FULL	NATIVE	1 PLANT UNIT
SYMBOL	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**INSTALL**	**SPECS**	**NOTES**	**CODE**
OTHER								
	4,397 SF	HARDWOOD, NON-CYPRESS	MULCH	S.F.	AS NEEDED	4" LAYER		

PLANT SCHEDULE LANDSCAPE AREA 3

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NOTES	CODE
CANOPY TREES								
	7	COCCOLOBA DIVERSIFOLIA	PIGEON PLUM	45 GAL	2"CAL	12` OA HT., 6` CT	NATIVE	10 PLANT UNITS
	4	CONOCARPUS ERECTUS `GREEN`	GREEN BUTTONWOOD	45 GAL	2"CAL	12` OA HT., 6` CT	NATIVE	10 PLANT UNITS
SUBCANOPY TREES								
	1	CANELLA WINTERANA	CINNAMON BARK	25 GAL		6` TO 8` OA HT	NATIVE	3 PLANT UNITS
SYMBOL	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SPACING**	**SIZE**	**NOTES**	**CODE**
SHRUBS								
	163	CHRYSOBALANUS ICACO `RED-TIP`	COCOPLUM	3 GAL	24" OC	24" HT., FULL	NATIVE	1 PLANT UNIT
SYMBOL	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**INSTALL**	**SPECS**	**NOTES**	**CODE**
OTHER								
	3,289 SF	HARDWOOD, NON-CYPRESS	MULCH	S.F.	AS NEEDED	4" LAYER		

PLANT SCHEDULE LANDSCAPE AREA 4

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NOTES	CODE
CANOPY TREES								
	2	CHRYSOPHYLLUM OLIVIFORME	SATIN LEAF	45 GAL	2"CAL	12` OA HT., 6` CT	NATIVE	10 PLANT UNITS
	6	CONOCARPUS ERECTUS `GREEN`	GREEN BUTTONWOOD	45 GAL	2"CAL	12` OA HT., 6` CT	NATIVE	10 PLANT UNITS
SYMBOL	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SPACING**	**SIZE**	**NOTES**	**CODE**
SHRUBS								
	103	CONOCARPUS ERECTUS	BUTTONWOOD SHRUB	3 GAL	24" OC	24" HT., FULL	NATIVE	1 PLANT UNIT
SYMBOL	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**INSTALL**	**SPECS**	**NOTES**	**CODE**
OTHER								
	1,815 SF	HARDWOOD, NON-CYPRESS	MULCH	S.F.	AS NEEDED	4" LAYER		

PLANT SCHEDULE LANDSCAPE AREA 5

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NOTES	CODE
CANOPY TREES								
	3	COCCOLOBA DIVERSIFOLIA	PIGEON PLUM	45 GAL	2"CAL	12` OA HT., 6` CT	NATIVE	10 PLANT UNITS
SYMBOL	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SPACING**	**SIZE**	**NOTES**	**CODE**
SHRUBS								
	38	CONOCARPUS ERECTUS	BUTTONWOOD SHRUB	3 GAL	24" OC	24" HT., FULL	NATIVE	1 PLANT UNIT
SYMBOL	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**INSTALL**	**SPECS**	**NOTES**	**CODE**
OTHER								
	695 SF	HARDWOOD, NON-CYPRESS	MULCH	S.F.	AS NEEDED	4" LAYER		

PLANT SCHEDULE LANDSCAPE AREA 6

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NOTES	CODE
CANOPY TREES								
	3	CHRYSOPHYLLUM OLIVIFORME	SATIN LEAF	45 GAL	2"CAL	12` OA HT., 6` CT	NATIVE	10 PLANT UNITS
	2	COCCOLOBA DIVERSIFOLIA	PIGEON PLUM	45 GAL	2"CAL	12` OA HT., 6` CT	NATIVE	10 PLANT UNITS
	3	CONOCARPUS ERECTUS `GREEN`	GREEN BUTTONWOOD	45 GAL	2"CAL	12` OA HT., 6` CT	NATIVE	10 PLANT UNITS
SYMBOL	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SPACING**	**SIZE**	**NOTES**	**CODE**
SHRUBS								
	133	CONOCARPUS ERECTUS	BUTTONWOOD SHRUB	3 GAL	24" OC	24" HT., FULL	NATIVE	1 PLANT UNIT
SYMBOL	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**INSTALL**	**SPECS**	**NOTES**	**CODE**
OTHER								
	1,412 SF	HARDWOOD, NON-CYPRESS	MULCH	S.F.	AS NEEDED	4" LAYER		

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PRELIMINARY LANDSCAPE PLAN
LOFTS AT TRUMBO
241 TRUMBO ROAD, KEYWEST, FL 33040

NO.	REVISION	DATE
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Date: 10/28/2025
Design by: PMA
Drawn by: PMA
Sheet
L6
CODE PLANT SCHEDULES

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PLANT SCHEDULE LANDSCAPE AREA 7

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NOTES	CODE
CANOPY TREES								
	3	CHRYSOPHYLLUM OLIVIFORME	SATIN LEAF	45 GAL	2"CAL	12` OA HT., 6` CT	NATIVE	10 PLANT UNITS
	3	COCCOLOBA DIVERSIFOLIA	PIGEON PLUM	45 GAL	2"CAL	12` OA HT., 6` CT	NATIVE	10 PLANT UNITS

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	NOTES	CODE
SHRUBS								
	90	CHRYSOBALANUS ICACO `RED-TIP`	COCOPLUM	3 GAL	24" OC	24" HT., FULL	NATIVE	1 PLANT UNIT

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	INSTALL	SPECS	NOTES	CODE
OTHER								
	1,201 SF	HARDWOOD, NON-CYPRESS	MULCH	S.F.	AS NEEDED	4" LAYER		

PLANT SCHEDULE LANDSCAPE AREA 8

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NOTES	CODE
CANOPY TREES								
	8	CONOCARPUS ERECTUS `GREEN`	GREEN BUTTONWOOD	45 GAL	2"CAL	12` OA HT., 6` CT	NATIVE	10 PLANT UNITS
MITIGATION TREES								
	4	BURSERA SIMARUBA	GUMBO LIMBO (M)	B & B	4"CAL	14` OA HT., 6` CT.	NATIVE	10 PLANT UNITS

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	NOTES	CODE
SHRUBS								
	163	CHRYSOBALANUS ICACO `RED-TIP`	COCOPLUM	3 GAL	24" OC	24" HT., FULL	NATIVE	1 PLANT UNIT

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	INSTALL	SPECS	NOTES	CODE
OTHER								
	4,114 SF	HARDWOOD, NON-CYPRESS	MULCH	S.F.	AS NEEDED	4" LAYER		

PLANT SCHEDULE VEHICLE USE AREA A

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NOTES	CODE
CANOPY TREES								
	2	BURSERA SIMARUBA	GUMBO LIMBO	45 GAL	3"CAL	12` OA HT., 6` CT	NATIVE	10 PLANT UNITS
	5	COCCOLOBA DVERSIFOLIA	PIGEON PLUM	45 GAL	2"CAL	12` OA HT., 6` CT	NATIVE	10 PLANT UNITS
	5	CONOCARPUS ERECTUS `GREEN`	GREEN BUTTONWOOD	45 GAL	2"CAL	12` OA HT., 6` CT	NATIVE	10 PLANT UNITS
MITIGATION TREES								
	4	PSEUDOPHOENIX SARGENTII	BUCCANEER PALM (M)	B & B		6` OA HT.		
	6	THRINAX RADIATA	THATCH PALM (M)	45 GAL	SINGLE	6`-8` OA HT	NATIVE	

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	NOTES	CODE
SHRUBS								
	5	CLUSIA ROSEA	PITCH APPLE	7 GAL	36" O.C.	36"HT., FULL		1 PLANT UNIT

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	INSTALL	SPECS	NOTES	CODE
GROUND COVERS								
	88	CHRYSOBALANUS ICACO `HORIZONTALIS`	HORIZONTAL COCOPLUM	3 GAL	30" O.C.	8"X12"	NATIVE	
	654	ERNODEA LITTORALIS	GOLDEN CREEPER	1 GAL	24" O.C.	4"X8"	NATIVE	
	419	LIRIOPE MUSCARI `BIG BLUE`	BIG BLUE LIRIOPE	1 GAL@	12" OC	6"X8"		
OTHER								
	5,150 SF	HARDWOOD, NON-CYPRESS (VEHICLE USE AREA)	MULCH (VUA)	S.F.	AS NEEDED	4" LAYER		

PLANT SCHEDULE VEHICLE USE AREA B

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NOTES	CODE
CANOPY TREES								
	3	BURSERA SIMARUBA	GUMBO LIMBO	45 GAL	3"CAL	12` OA HT., 6` CT	NATIVE	10 PLANT UNITS
	2	COCCOLOBA DIVERSIFOLIA	PIGEON PLUM	45 GAL	2"CAL	12` OA HT., 6` CT	NATIVE	10 PLANT UNITS

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	NOTES	CODE
SHRUBS								
	96	CONOCARPUS ERECTUS	BUTTONWOOD SHRUB	3 GAL	24" OC	24" HT., FULL	NATIVE	1 PLANT UNIT

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	INSTALL	SPECS	NOTES	CODE
GROUND COVERS								
	23	CHRYSOBALANUS ICACO `HORIZONTALIS`	HORIZONTAL COCOPLUM	3 GAL	30" O.C.	8"X12"	NATIVE	
	59	ERNODEA LITTORALIS	GOLDEN CREEPER	1 GAL	24" O.C.	4"X8"	NATIVE	
	200	LIRIOPE MUSCARI `BIG BLUE`	BIG BLUE LIRIOPE	1 GAL@	12" OC	6"X8"		
OTHER								
	1,876 SF	HARDWOOD, NON-CYPRESS (VEHICLE USE AREA)	MULCH (VUA)	S.F.	AS NEEDED	4" LAYER		

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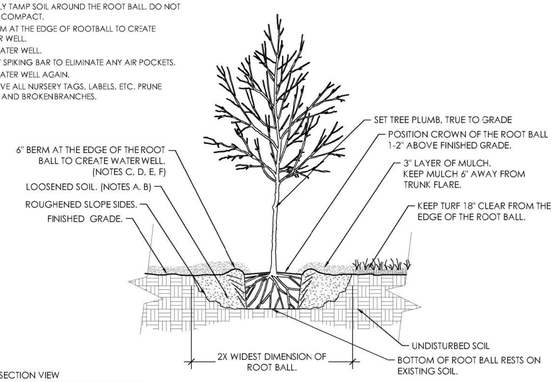
LANDSCAPE INSTALLATION NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL DESIGNATE AN ENGLISH SPEAKING, SKILLED CREW FOREMAN FOR THE PROJECT, WHO WILL BE AVAILABLE AND ACCESSIBLE FOR THE DURATION OF THE LANDSCAPE INSTALLATION.
2. ALL SPECIFICATIONS MUST BE SATISFIED. IF THERE IS A PROBLEM LOCATING A MATERIAL WITH GIVEN SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT BY EMAIL PRIOR TO INSTALLATION. AT THE DISCRETION OF THE LANDSCAPE ARCHITECT, A SUBSTITUTION MAY BE MADE.
3. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO REVIEW AND RECONCILE PLAN WITH LANDSCAPE MATERIALS LST, AND ANALYZE SITE CONDITIONS AND ACCESS PRIOR TO SUBMITTING A PROPOSAL.
4. LANDSCAPE CONTRACTOR MUST PROVIDE EVIDENCE OF WORKMAN'S COMPENSATION AND LIABILITY INSURANCE IN PROPOSAL PACKAGE.
5. THE LANDSCAPE CONTRACTOR SHALL COMPLY WITH ALL LOCAL AND STATE LAWS, CODES AND ORDINANCES.
6. ALL PLANT MATERIAL FURNISHED BY THE LANDSCAPE CONTRACTOR SHALL BE FLORIDA #1 OR BETTER (GRADES AND STANDARDS FOR NURSERY PLANTS, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, LATEST EDITION), UNLESS OTHERWISE NOTED ON THE LANDSCAPE MATERIALS LIST. AS MANY SPECIES TOLERATE BOTH SUNNY AND SHADY GROWING CONDITIONS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ALL PLANT MATERIAL GROWN IN SIMILAR CONDITIONS TO THE SITE.
7. THE LANDSCAPE CONTRACTOR SHALL COMPLETE ALL WORK ACCORDING TO THE FLORIDA GREEN INDUSTRIES BEST MANAGEMENT PRACTICES.
8. THE LANDSCAPE CONTRACTOR MUST SPECIFY START AND COMPLETION DATES, IF AWARDED THE PROJECT.
9. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.
10. ALL PLANTING AREAS SHALL BE PREPARED BY REMOVING ALL DEBRIS, INCLUDING ASPHALT, CONCRETE, OR SIMILAR MATERIALS NOT SUITED FOR LANDSCAPE PLANTING.
11. PLANTING SOIL SHALL BE CLEAN OF ROCKS, STICKS, ROOTS AND WEEDS, AND SHALL BE WELL-DRAINING.
12. ALL LANDSCAPED AREAS SHALL BE FINISH GRADED SUCH THAT FINISHED ELEVATION WILL BE FLUSH AND LEVEL WITH SURROUNDING PAVED SURFACES. THE FINISHED GRADE AFTER PLANTING AND MULCHING SHALL NOT IMPEDE THE FLOW OF DRAINAGE INTO LANDSCAPED AREAS AND TO PREVENT THE BACKWASH OF MULCH AND DEBRIS INTO PAVED AREAS.
13. ALL PLANTING BEDS MUST DRAIN SUFFICIENTLY PRIOR TO PLANTING. IF EXISTING SOIL IS NOT ADEQUATE FOR ESTABLISHMENT OF PLANT MATERIALS DUE TO POOR DRAINAGE OR CHEMICAL PROPERTIES, SOIL AMENDMENTS SHALL BE ADDED PRIOR TO PLANTING.
14. PLANTS SHALL NOT BE PLACED TOO CLOSE TO ONE ANOTHER OR ANY HARDSCAPES. SEE LANDSCAPE MATERIALS LIST AND PLANTING DETAILS FOR SPACING AND PLACEMENT OF ALL PLANTS. A MULCH STRIP SHALL BE LEFT BETWEEN THE PLANTINGS AND WALLS, EDGE OF SOD, DRIVEWAY OR WALKWAYS. ALL PLANTS SHALL BE PLACED OUTSIDE THE EAVES OF THE ROOF, UNLESS OTHERWISE INDICATED ON THE LANDSCAPE PLAN.
15. ALL PLANTS TO BE RELOCATED SHALL BE PROPERLY ROOT PRUNED 6 TO 10 WEEKS PRIOR TO RELOCATION.
16. ALL NEW LANDSCAPE PLANTS SHALL BE PLANTED SLIGHTLY HIGHER THAN THE EXISTING GRADE LEAVING TOP OF THE ROOT BALL EXPOSED.
17. ALL PLANT MATERIALS SHALL BE THOROUGHLY WATERED IN AT THE TIME OF PLANTING.
18. 3" LAYER OF ORGANIC MULCH SHALL BE LAID IN ALL LANDSCAPE BEDS. NO MULCH SHALL BE LAID NEAR TREE TRUNKS NO MULCH SHALL BE LAID ON TOP OF CITRUS TREE ROOT BALLS.
19. NEWLY PLANTED TREES SHALL BE STAKED ONLY IF THE ROOT BALL MOVES IN THE WIND OR THE TREES ARE LOCATED IN AN AREA OF WINDY CONDITIONS. ALL PALMS SHALL BE STAKED. ALL WOOD BRACES AND BRACE FRAMES SHALL BE STAINED DARK BROWN. NO NAILS SHALL BE DRIVEN INTO ANY PALM OR TREE.
20. PLANTING PLAN TAKES PRECEDENCE OVER PLANT LIST.
21. THE LANDSCAPE BID SHALL INCLUDE IRRIGATION ON A SEPARATE CONTRACT, EXPRESSED AS A LINE-ITEM PROPOSAL.
22. ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH FULLY AUTOMATIC IRRIGATION SYSTEM. THE IRRIGATION CONTRACTOR SHALL PROVIDE 100% COVERAGE IN ALL IRRIGATED PLANTING AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED ACCORDING TO ACCEPTED IRRIGATION STANDARDS USING WATER CONSERVATION PRINCIPLES WITH LOW-VOLUME IRRIGATION SYSTEM. THE SYSTEM SHALL ACCOMMODATE EASY ADJUSTMENTS FOR SEASONAL IRRIGATION NEED CHANGES OR LOCAL WATERING RESTRICTIONS.
23. ALL SOD AND SHRUB AREAS SHALL BE IRRIGATED ON SEPARATE ZONES, WHENEVER POSSIBLE. PLANTING AREAS WITH DIFFERENT WATERING NEEDS SHALL BE PLACED ON SEPARATE ZONES.
24. ALL SHRUB & GROUND COVER AREAS SHALL BE IRRIGATED WITH DRIP LINE OR MIST HEADS; TREES AND PALMS SHALL HAVE BUBBLERS. ALL HEADS IN A GIVEN ZONE MUST HAVE THE SAME PRECIPITATION RATE.
25. SPRAY HEADS SHALL BE PLACED AND ADJUSTED TO MINIMIZE OVER-SPRAY ON PAVED AREAS, ROADWAYS AND CURBING. NO OVER-SPRAY ON BUILDINGS IS ACCEPTABLE.
26. IF NOT INSTALLED PER PLAN OR IF NO IRRIGATION PLAN HAS BEEN PROVIDED AS PART OF THE LANDSCAPE PLAN, AT PROJECT CLOSEOUT THE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN IRRIGATION RECORD DRAWING.
27. THE CONTRACTOR(S) SHALL KEEP ALL WORK AREAS NEAT AND TIDY ON A DAILY BASIS. AT COMPLETION OF THE INSTALLATION, THE CONTRACTOR SHALL REMOVE FROM THE PROPERTY ALL TEMPORARY STRUCTURES AND GARBAGE AT HIS/HER OWN EXPENSE.
28. THE CONTRACTOR(S) SHALL KEEP ALL PLANTS WATERED, FERTILIZED, MULCHED, PRUNED, STAKED AND GUYED AS NECESSARY TO ASSURE SPECIFIED MINIMUM GRADE OF FLORIDA #1 THROUGHOUT THE DURATION OF THE PROJECT CONSTRUCTION PERIOD. PLANTING BEDS SHALL BE KEPT FREE OF LITTER AND UNDESIRABLE VEGETATION. THE CONTRACTOR(S) IS RESPONSIBLE FOR KEEPING ALL THE PLANT MATERIAL HEALTHY, VIGOROUS, AND UNDAMAGED THROUGHOUT THE DURATION OF THE PROJECT CONSTRUCTION PERIOD.
29. AT PROJECT CLOSEOUT THE CONTRACTOR SHALL PROVIDE THE OWNER WITH MANUALS AND WARRANTY INFORMATION FOR ALL INSTALLED FURNITURE, FIXTURES AND EQUIPMENT.
30. THE FINAL PAYMENT IS MADE UPON COMPLETION OF PROJECT AND EXECUTION OF LIEN RELEASE AFFIDAVIT.
31. ALL SHRUBS AND GROUND COVERS SHALL BE WARRANTEED FOR 90 DAYS; ALL TREES AND PALMS SHALL BE WARRANTED FOR 1 YEAR FROM THE DATE OF FINAL ACCEPTANCE AND PAYMENT.

NOTES:
A. LOOSEN SOIL. BACK FILL AND ADD 30% PEAT AND COMPOST MIX.
B. BACKFILL AND WATER IN 6" LIFTS TO BRACE TREE. LIGHTLY TAMP SOIL AROUND THE ROOT BALL. DO NOT OVER COMPACT.
C. 6" BERM AT THE EDGE OF ROOTBALL TO CREATE WATER WELL.
D. FILL WATER WELL.
E. INSERT SPIKING BAR TO ELIMINATE ANY AIR POCKETS.
F. FILL WATER WELL AGAIN.
G. REMOVE ALL NURSERY TAGS, LABELS, ETC. PRUNE DEAD AND BROKENBRANCHES.

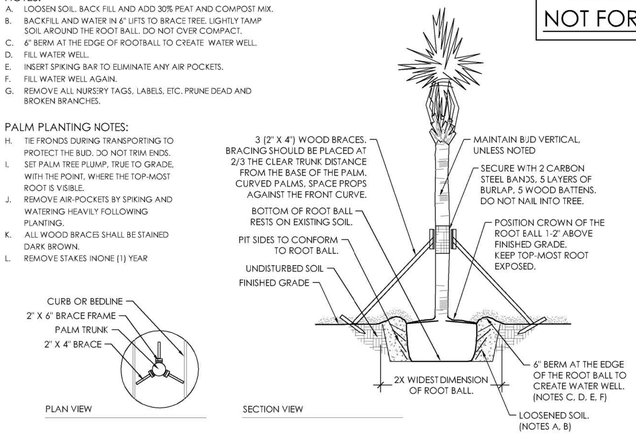


SECTION VIEW

1 TREE PLANTING
NOT TO SCALE

NOTES:
A. LOOSEN SOIL. BACK FILL AND ADD 30% PEAT AND COMPOST MIX.
B. BACKFILL AND WATER IN 6" LIFTS TO BRACE TREE. LIGHTLY TAMP SOIL AROUND THE ROOT BALL. DO NOT OVER COMPACT.
C. 6" BERM AT THE EDGE OF ROOTBALL TO CREATE WATER WELL.
D. FILL WATER WELL.
E. INSERT SPIKING BAR TO ELIMINATE ANY AIR POCKETS.
F. FILL WATER WELL AGAIN.
G. REMOVE ALL NURSERY TAGS, LABELS, ETC. PRUNE DEAD AND BROKEN BRANCHES.

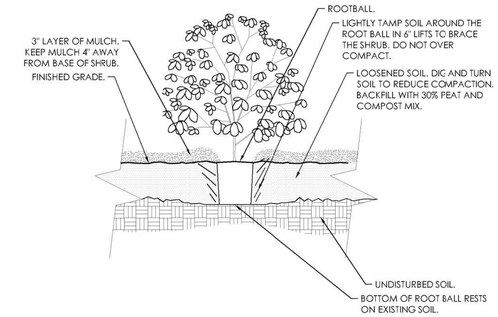
PALM PLANTING NOTES:
H. TIE FRONDS DURING TRANSPORTING TO PROTECT THE BUD. DO NOT TRIM ENDS.
I. SET PALM TREE PLUMP, TRUE TO GRADE, WITH THE POINT, WHERE THE TOP-MOST ROOT IS VISIBLE.
J. REMOVE AIR-POCKETS BY SPIKING AND WATERING HEAVILY FOLLOWING PLANTING.
K. ALL WOOD BRACES SHALL BE STAINED DARK BROWN.
L. REMOVE STAKES INONE (1) YEAR



PLAN VIEW

SECTION VIEW

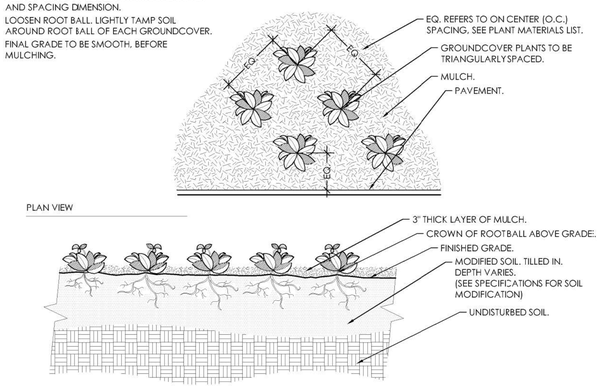
2 PALM PLANTING DETAIL
NOT TO SCALE



SECTION VIEW

3 SHRUB
NOT TO SCALE

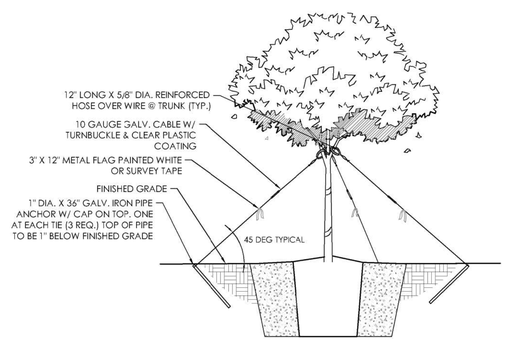
NOTES:
A. SEE PLANTING SCHEDULE FOR GROUNDCOVER AND SPACING DIMENSION.
B. LOOSEN ROOT BALL. LIGHTLY TAMP SOIL AROUND ROOT BALL OF EACH GROUNDCOVER.
C. FINAL GRADE TO BE SMOOTH. BEFORE MULCHING.



PLAN VIEW

SECTION VIEW

4 GROUNDCOVER PLANTING DETAIL
NOT TO SCALE



5 TREE GUY WIRE DETAIL
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