Historic Architectural Review Commission
Staff Report for Item 15

To:	Chairman Haven Burkee and Historic Architectural Review Commission Members
From:	Matthew Crawford Historic Preservation Assistant
Meeting Date:	March 24, 2026
Applicant:	Smith Hawks, PL
Applicant Number:	C2026-0015
Address:	241 Trumbo Road

Description of Work:

Major Development Plan - Demolition of five non-contributing concrete block structures.

Site Facts:

The site under review is located at 241 Trumbo Road. Originally, J.R. Parrott, Henry Flagler's chief associate on the Overseas Railroad project, contracted the Trumbo American Dredging Company to create sufficient land for the construction of Flagler's terminal. Recognizing the strategic importance of Trumbo Point, the Navy later acquired the property from Flagler and, on July 13, 1917, began development of the Trumbo Naval Air Station. The area of the proposed project was part of this property. Per tax assessor data, 4 of the buildings were built in 1943 and 2 buildings were built in 1980. These dates appear to be partially accurate.

None of the buildings are visible in a 1941 aerial photograph of the property. However, a c.1939–1945 World War II–era aerial photograph shows the four long buildings, though none of the other structures are present. The June 1953 Master Shore Development Plan for Trumbo Point depicts those same four long buildings along with two additional buildings, one H-shaped and one L-shaped. During this period, the area was used for the Navy's Advanced Underseas Training School in Key West.

The size and configuration of these buildings are confirmed by a c.1961 aerial photograph. Between 1961 and 1979, the H-shaped ownership of the building was transferred to the Monroe County Board of Education.

Sometime between 1979 and 1990, the L-shaped building was demolished, and a new building was constructed. A large portion of the H-shaped building was also demolished during this period. Additionally, a smaller new building was constructed between the two southernmost long buildings.

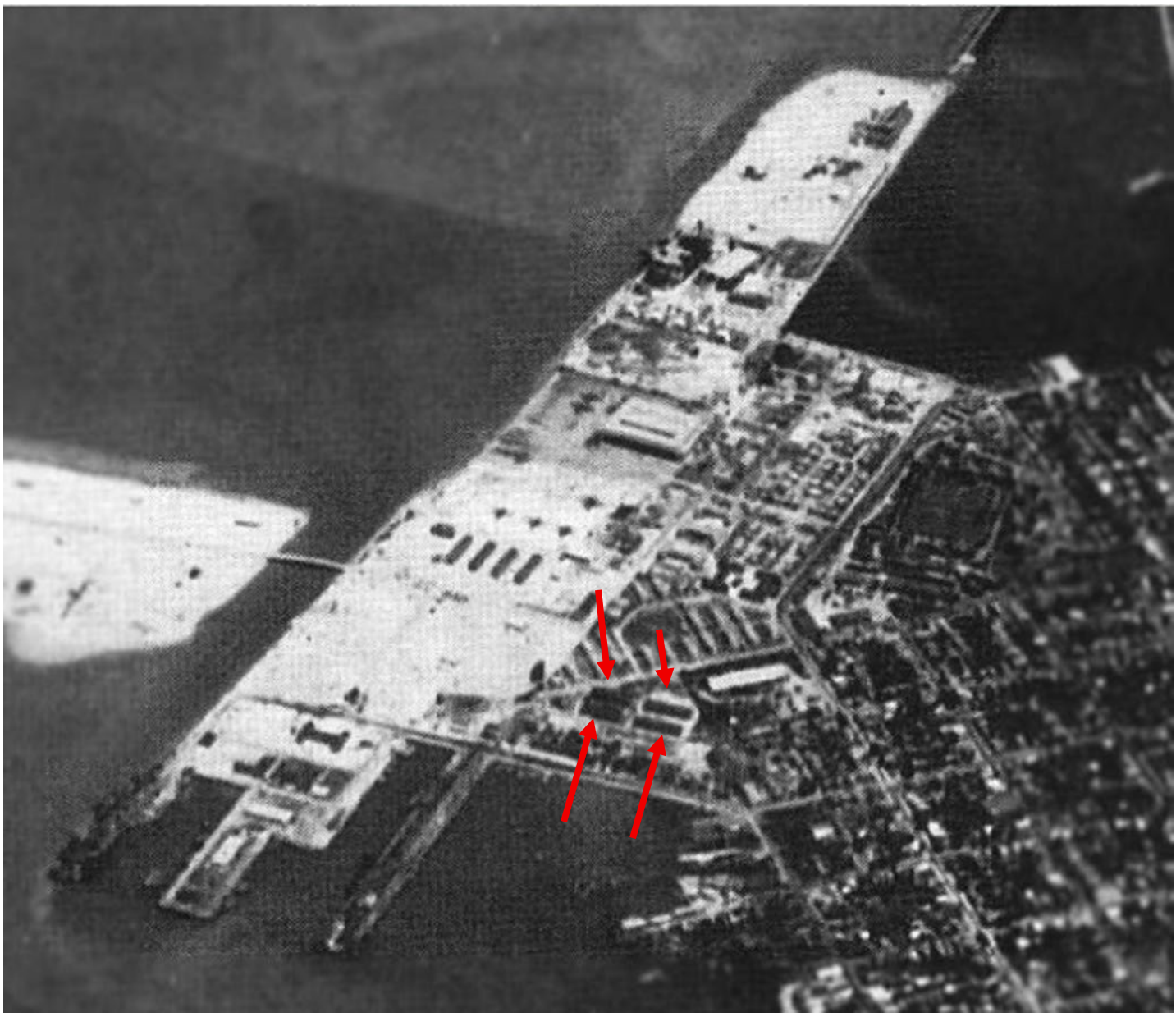
Currently, all of the buildings on the property are owned by the Monroe County School Board. Per our survey, none of the buildings in the area of the proposed project are contributing to the historic district.

Based on the project location found on the plans, the project Parcel is located within multiple flood zones, however, the proposed structure is located within an AE-9 and AE-7 Flood Zone. When a structure intersects two flood zones, the most restrictive flood zone applies. Therefore, this structure is required to be constructed based on requirements of the AE-9 Flood Zone.

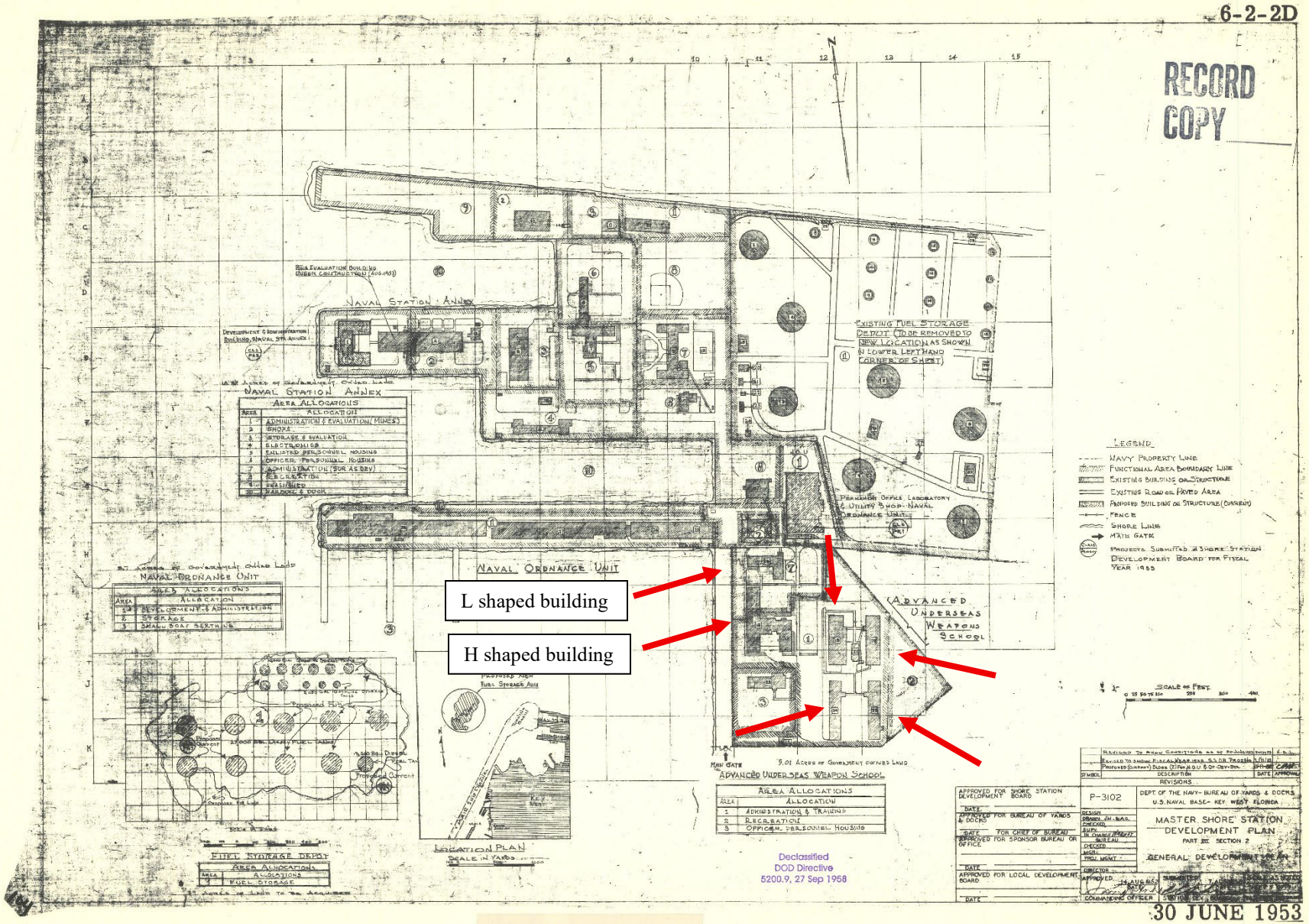
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1941 aerial photo showing no buildings on property of the proposed project



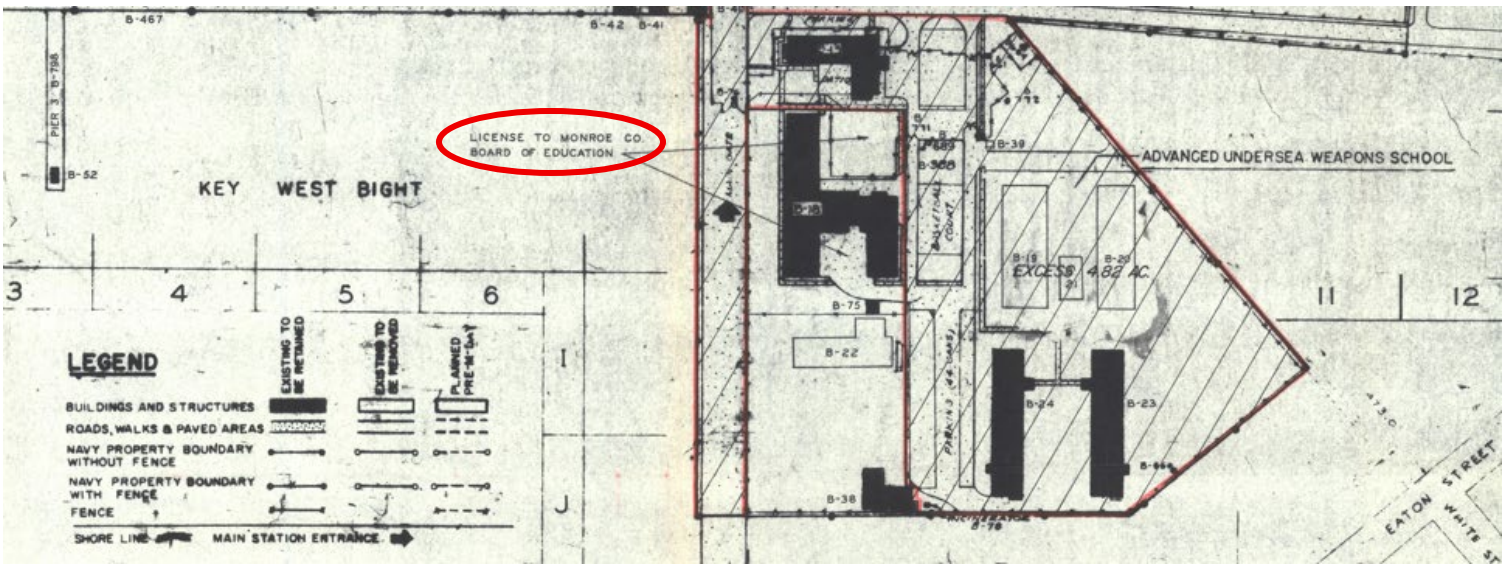
WW2 Era Aerial Photo (1939-1945) showing 4 long buildings on property of the proposed project



June 1953 Master Shore Development Plan



Aerial photograph circa 1961 Monroe County Library.



U.S. Naval Station map February 1979 showing area of proposed work.



Aerial photograph circa 1990.



Property currently under review. Note that the long southern buildings will not be impacted by the proposed project.



West side of one of the warehouse buildings being demolished for the proposed project.



East side of warehouse building being demolished for the proposed project.



North Side of one of the warehouse buildings being demolished for the proposed project.



East side of other warehouse building being demolished for the proposed project.



West side of Trumbo transportation offices proposed to be demolished for the proposed project.



West side of smaller administration building to be demolished for the proposed project.



West side of smaller administration building to be demolished for the proposed project.

Guidelines Cited on Review:

- New Construction (pages 38a- 38q), specifically guidelines 1, 2, compatibility and street and block patters sections (pages 38-i and j), 7, 8, 9, 11, 12, 13, 14, 15, 16, 18, 19, 22, 23, 24, and 25.
- Guidelines for Decks, Patios, Hot Tubs, Spas, Pools, and Related Equipment (page 39a), specifically guidelines 3 and 4.
- Air conditioning units and trash facilities (pages 42-43) specifically guidelines 5, 6 and 7.
- Parking areas, landscaping, and open environment (page 43), specifically guidelines 2, 3, 6, and 9.

Ordinances Cited on Review:

- Section 102-217 (4), demolition for contributing and historic structures of the Land Development Regulations.
- Section 102-218 - Criteria for Demolition of the Land Development Regulations.

Staff Analysis:

A Certificate of Appropriateness is currently under review for the construction of a new 150-unit residential building. The building will have a maximum height of 45' from the crown of the road. The building is raised on enlarged piers to meet flood requirements and will include parking under the building. Siding will mainly consist of fiber cement lap siding. Stucco siding will be used over the main entrance to the complex. All trim will be fiber cement. Siding color will be varied across the complex but is either white or pastel blue. Aluminum canopies will be used over the third story doors along each elevation. All metal roofs on the complex will be standing seam.

The windows include a mix of single hung and horizontal sliding windows. Some of the third story windows include a faux panel above them for decoration in a blue color. Each elevation includes shallow Julliette balconies with metal railings. Each of these has a sliding glass door leading to the interior. The larger full-size balconies include single pane doors. These larger balconies include blue metal columns that go floor to ceiling. The west elevation includes the main entrance to the property. Above the entrance is Trumbo spelled out in large letters with faux shutters to either side.

The overall site plan includes additional parking to the west and south of the building. A trash area will be put in the west side parking lot and will be enclosed by a CMU wall and louvered doors. A stormwater pond is proposed to the south of the complex. All HVAC units will be located on the roof and will not be visible from the ROW.

Proposed demolition includes 5 non-contributing structures owned by the school board that are no longer in use.



Proposed North Elevation.



North Perspective Render.



Proposed West Elevation.



West Perspective Render.



Proposed South Elevation.



Southwest Perspective Render.



Proposed East Elevation.



Northwest Perspective Render.

Consistency with Cited Guidelines:

Staff finds the proposal to be consistent with the cited guidelines for new construction, mechanical equipment, trash facilities and parking areas. The building materials, building forms and fenestration rhythm of the proposed new building is similar and compatible to others in the historic district. The sloped roofs are proposed to have standing seam metal. While this is not common within the district, staff finds this appropriate due to the height and lack of visibility of these roofs.

The only guideline of concern is Guideline 15 of New Construction states that "Notwithstanding Guidelines 13 and 14 the height of proposals must not exceed two and a half stories." However, the proposed complex does meet both Guidelines 13 and 14. Guideline 13 states that "New buildings should generally be consistent with the existing height of buildings of same land use in the district, sub-area and/or immediate block. Within the immediate block, the Steamplant Luxury Condominiums building is the only adjacent building of the same land use. Via Google Earth Pro, the elevation of this building is over 60'. The building's website also states it is nearly 70' tall. The proposed complex's maximum height is 45' at the entrance and a parapet height of 38'- 2 ½". This puts the proposed building's height below the height of the closest building of the same land use. Although the structure contains multiple levels, the overall roof height aligns with surrounding buildings and therefore maintains compatibility with the established height pattern of the block.

Guideline 14 states that "There must be a consistency of scale and proportion. The width and height of new construction shall be similar to those buildings of the same land use immediately adjacent to it." As stated above, the Steamplant Luxury Condominiums building is the only adjacent building to the proposed project that has the same land use. The width and height of the proposed project is similar to the Steamplant building.

The proposed pool and pool equipment meet the applicable guidelines as it will be in the center of the complex and not visible from public ROW. The proposed plans meet the Guidelines for Air Conditioning Units and Trash Facilities. The AC units will be on the roof and will not be visible from the public ROW. Trash will be screened with a CMU wall with metal louvered gates. The proposed plans also meet the Guidelines Parking areas, Landscaping, and Open Environment. The majority of the parking for the proposed complex will be underneath the complex with additional parking to the side of the complex.

Criteria for Demolition:

It is staff's opinion that the request for this demolition shall be based on the demolition criteria of Chapter 102 Section 218 (a) of the LDR's. The criteria for demolition of historic structures state the following:

(*a) The historic architectural review commission shall issue a certificate of appropriateness for an application for demolition:*

(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration, or it does not meet any of the criteria of section 102-125(1) through (9).

The structure proposed for demolition are considered historic and non-contributing. It is staff's understanding that elements proposed for demolition exhibit significant deterioration.

The following is the criteria of section 102-125:

1 *Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.*

The elements proposed for demolition do not exhibit significant architectural characteristics.

2 *Is not specifically associated with events that have made a significant contribution to local, state, or national history.*

Although these buildings were formerly Navy property and some were associated with the Advanced Undersea Weapons School, staff has not identified any events at this site that rise to the level of significance under HARC's criteria. There is no evidence that activities at this location contributed in a meaningful way to local, state, or national history.

3 *Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state, or nation, and is not associated with the life of a person significant in the past.*

It is staff's understanding that the elements under review have no significant character and are not associated with the life of a significant person in the past.

4 *Is not the site of a historic event with a significant effect upon society.*

It is staff's understanding that the site is not associated with any significant event.

5 *Does not exemplify the cultural, political, economic, social, or historic heritage of the city.*

It is staff's understanding that the elements under review do not exemplify the cultural, political, economic, social or historic heritage of the city, though the structure does contribute to the overall historic fabric of the district.

6 *Does not portray the environment in an era of history characterized by a distinctive architectural style.*

Staff believes that the existing buildings do not portray an era of history characterized by a distinctive architectural style.

7 *If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed, or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.*

This is not the case.

8 *Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood; and*

The elements under review do not have a unique location or physical characteristics which represent an established and familiar visual feature of its neighborhood or of the city. However, the earliest buildings date back to 1943.

9 *Has not yielded, and is not likely to yield, information important in history.*

Staff believes that based on current documentation, the structure has not yielded, and is unlikely to yield, any historically significant information.

It is the staff's opinion that the request for demolition may be considered, as the structures under review meet the criteria for demolition. Although the buildings are historic, all have limited architectural significance. Multiple buildings has experienced multiple alterations over time, reducing their original historic integrity. If approved, only one reading will be required. Staff will review submitted construction plans for demolition and design to ensure consistency with submitted drawings.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

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

HARC COA #	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	241 Trumbo Road and 240 White Street	
NAME ON DEED:	Monroe County School District	**PHONE NUMBER** 305-293-1400
OWNER'S MAILING ADDRESS:	241 Trumbo Road	**EMAIL** edward.tierney@keysschools.com
	Key West, FL 33040	
APPLICANT NAME:	Smith Hawks, PL	**PHONE NUMBER** 305-296-7227
APPLICANT'S ADDRESS:	138 Simonton St.	**EMAIL** aj@smithhawks.com
	Key West, FL 33040	
APPLICANT'S SIGNATURE:	A.J. Davila Anthony Davila	**DATE** 2/24/2025

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

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

PROJECT INCLUDES: REPLACEMENT OF WINDOWS____ RELOCATION OF A STRUCTURE____ ELEVATION OF A STRUCTURE____
PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES____ NO_X__ INVOLVES A HISTORIC STRUCTURE: YES____ NO_X__
PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES____ NO_X__

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.
GENERAL:
Proposed project includes construction of one 150-unit residential building.
Elevation drawing and renderings with details regarding proposed materials are included in the architectural site
plans provided.
MAIN BUILDING:
Only one building proposed. Significant detail provided in site plans provided.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):
Demolition Appendix has been provided.

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

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

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

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX

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

HARC COA #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	241 Trumbo Rd. & 240 White St
PROPERTY OWNER'S NAME:	Monroe County School District
APPLICANT NAME:	Smith Hawks, PL

I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit approval ***PRIOR to proceeding with the work outlined above*** *and that a final inspection is required under this application. I also understand that* ***any changes to an approved Certificate of Appropriateness must be submitted for review.***

PROPERTY OWNER'S SIGNATURE

Edward Tierney, Superintendent

02/23/2026 **DATE AND PRINT NAME**

DETAILED PROJECT DESCRIPTION OF DEMOLITION

Proposing demolition of 5 existing buildings that were previously used by the school district as offices, warehouses, and bus maintenance. See photos provided that show the complete deterioration of the existing buildings. The 5 buildings proposed for demolition are identified in the attached exhibit.

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES: N/A

Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies):

(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:

(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.

The buildings proposed for demolition are not contributing or historic.

(2) Or explain how the building or structure meets the criteria below: N/A

(a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.

(c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.

(d) Is not the site of a historic event with significant effect upon society.

(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.

(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.

(g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.

(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

(i) Has not yielded, and is not likely to yield, information important in history,

CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:

The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies):

(1) Removing buildings or structure that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

The buildings are not important in defining the character of the neighborhood.

(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.

N/A

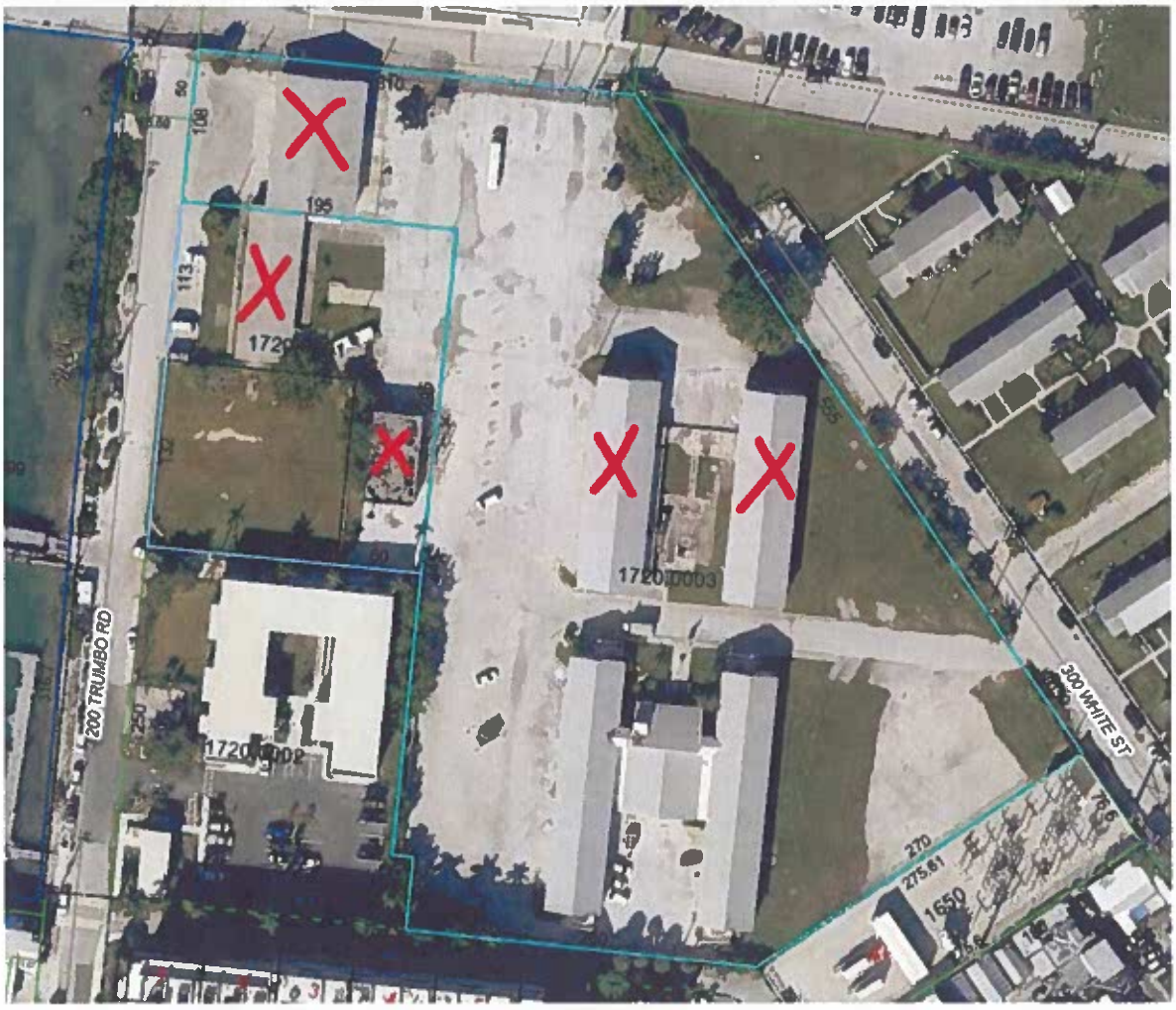
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

The buildings have no value to the historic character of the district.

(4) Removing buildings or structures that would otherwise qualify as contributing.

N/A

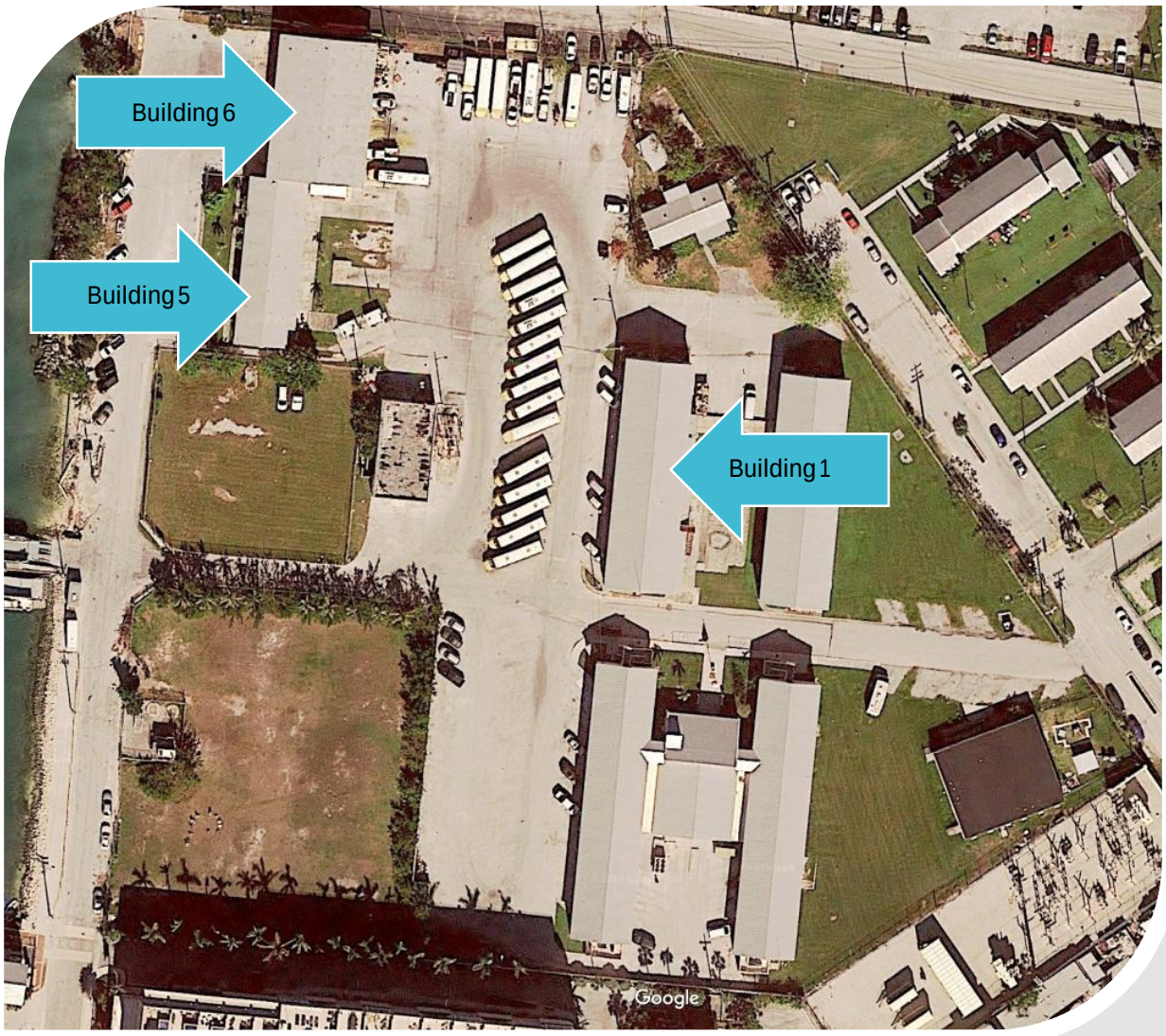
Exhibit to Demolition Appendix



Xs denote buildings proposed to be demolished

PROJECT PHOTOS

Trumbo Administration- Site Aerial



Trumbo Administration-Warehouse Building 1





West side



North Side



South Side



East side





East side



Crumbling Foundation





Deteriorating foundation





Deteriorating foundation





Deteriorating foundation





Deteriorating foundation





Interior





Interior





Damaged Ceilings



Disconnected Electrical Panel



Evidence of termites





Interior details





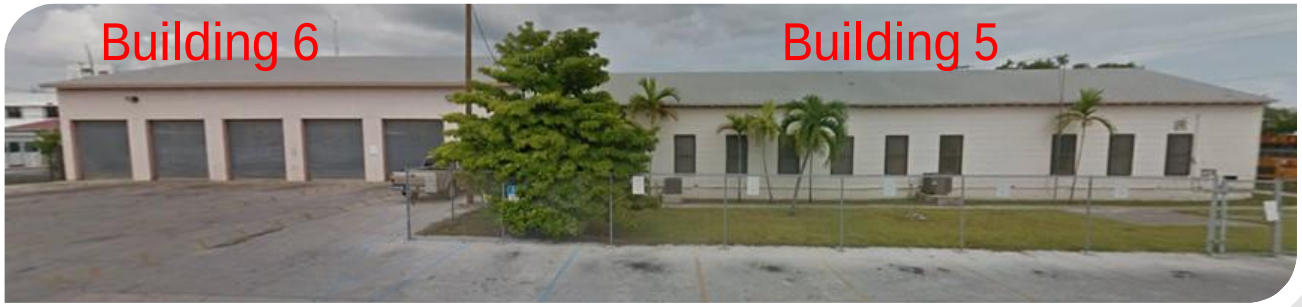
Exterior Deterioration



Exterior



Trumbo Administration-Transportation Offices - Building 5 & 6



West Side Composite





East Side of Buildings



Deterioration of Building Envelope and Roof







Previous Termite Damage





General Degradation & Termite Damage





General Degradation & Termite Damage





Deterioration of Exterior Walls at Foundation





Compromised Foundations



Foundations







Exterior Siding & Structure Deterioration



Deterioration at ground level from previous water intrusion



Separation of roof/flashing





Exterior Wall Cracking





High Bay Door Framing


2020/10/13
08:24


2020/10/13
08:24


480







Exterior of High Bay Building



Cracking in Interior Walls





Interior of High Bay Space with Wooden Trusses





Interior of High Bay Space with Wooden Trusses

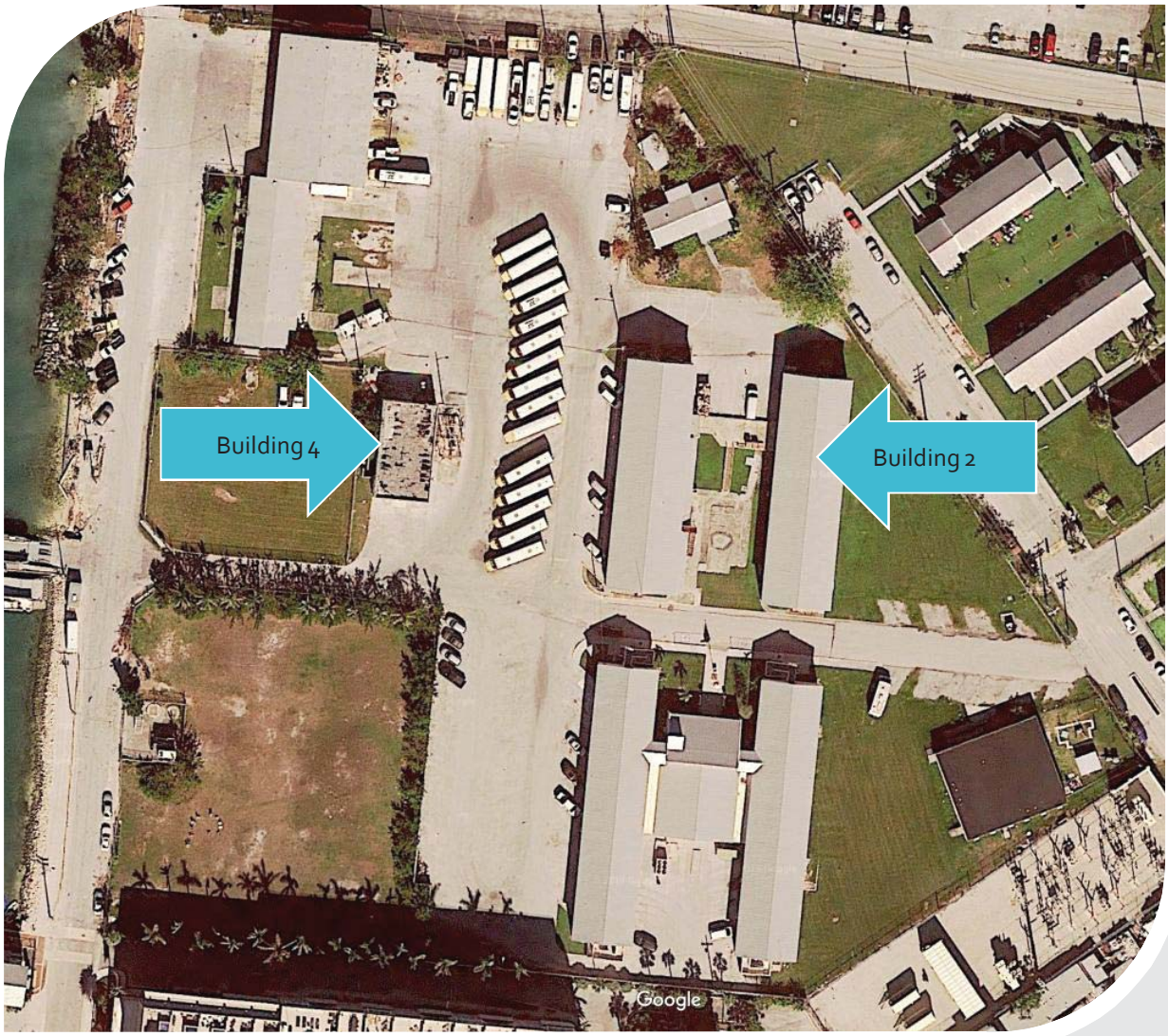


Interior of Overhead Doors



Plywood Framed Mechanics Room

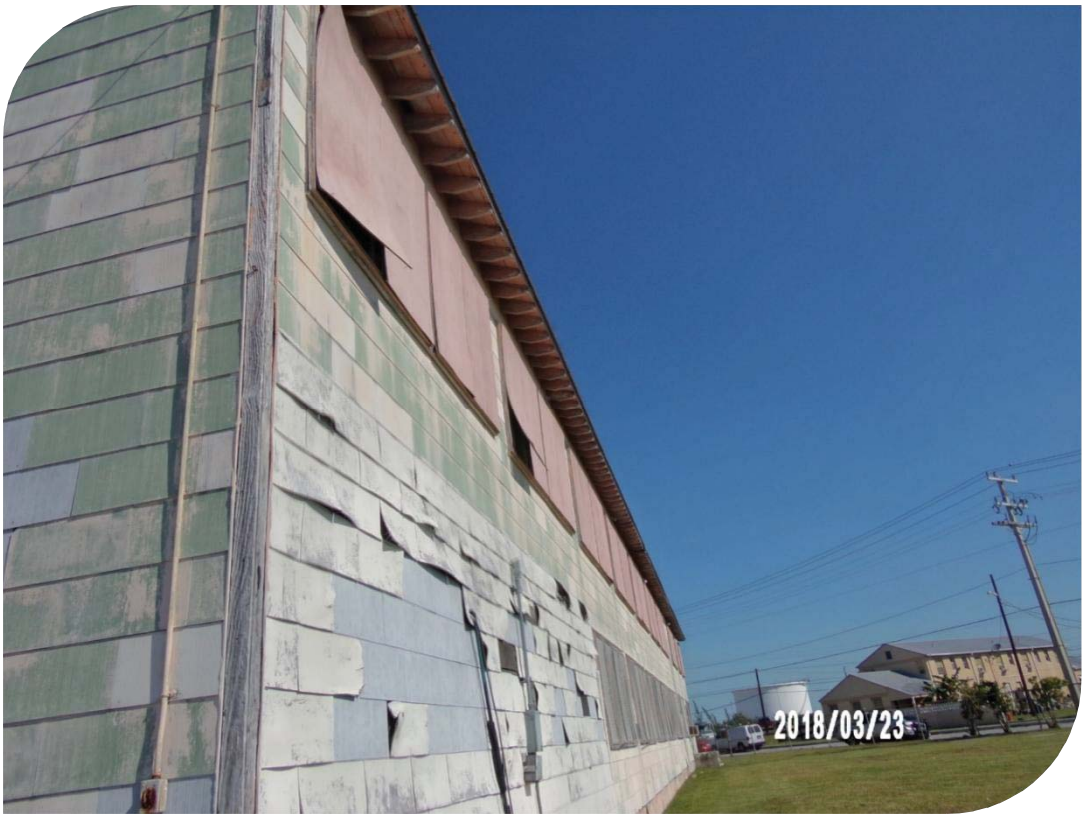
Trumbo Administration- Site Aerial



Trumbo Administration-Warehouse Building 2



West side



East side



Crumbling foundation



East entrance



East side





Deteriorating foundation





Interior





Evidence of termites and rot





Evidence of termites and rot





Interior details – Wood structure





Ceilings and ductwork



Ceilings



General Deterioration

Trumbo Administration-Transportation - Building 4







Bus maintenance bay





General deterioration





Crumbling walls and foundations





Bus wash





No windows or roof





Openings sealed with plywood



Exterior



Roof collapsed





Remaining roof structure



New sky light!

SURVEY

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
- LIGHT POLE
- ELECTRIC TRANSFORMER BOX
- LIGHT ATTACHED TO BUILDING
- BOLLARD
- SPOT GRADE ELEVATION (TYPICAL)
- METAL GUARD RAIL (TYPICAL)

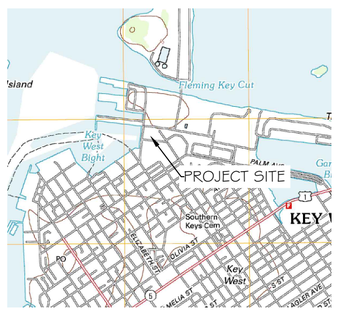
NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

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
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

N
W E
S

GRID NORTH



LOCATION MAP - NTS
SEC. 31-T67S-R25E

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

584° 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

583° 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'

CONC RETAINING WALL

KEY WEST BIGHT

ASPHALT

CONC

108' DEED

95.0'

94.4'

60.0'

FUEL CONTAINMENT WALL

MHWL

BM = RIM ELEV = 5.84

FF=6.7'

1-STORY FRAME & CB STRUCTURE

RIM ELEV = 6.50'

METAL GRATE DRAIN

N5° 47' 10"E MEAS
221.00' MEAS

19.3'

11.4'

39.0'

SHED

195' DEED

RIM ELEV = 6.50'

VE 10

AE 9

UNKNOWN UTILITY ACCESS LID

EP

MHWL

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

N5° 47' 10"E MEAS
353.00' MEAS

245' DEED

109.2'

109.9'

CONC RAMP

FUEL TANK

FUEL TANK

48.0'

32.4'

18.9'

RIM ELEV = 5.24'

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

CLF ONLINE

CLF 0.8' OUTSIDE

"PARCEL A"
3.84 ACRES±

"PARCEL C"
0.41 ACRES±

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

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

CLF 0.3' INSIDE

CLF 0.8' OUTSIDE

1.0'

12.1'

36.1'

FF=6.8'

RIM ELEV = 6.28'

245' DEED

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'

METAL UTILITY LIDS

CLF

CBW

12.0'

36.1'

CONC 5.82

50.7'

445' DEED

CLF 1.2' OUTSIDE

SIGN 5.2

CLF 2.1' INSIDE

SET MAG NAIL & DISK "FKLS"

S84° 12' 50"E MEAS
22.795' MEAS

18.2'

CLF 3.1' INSIDE

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

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

16.3'

FOUND MAG NAIL & DISK "FKLS"

CBW 3.1' INSIDE

APPROXIMATE FEMA FLOOD ZONE LINE

ASPHALT

AE 9

AE 10

109.0'

2-STORY CB STRUCTURE

150.8'

42.2'

CONC CURB

RIM ELEV = 5.15'

SET MAG NAIL & DISK "FKLS"

FRAME BOOTH

49.6'

36.8'

AE 10

48.8'

AE 7

11.6'

181.1'

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

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

MATCH LINE SHEET 1

MATCH LINE SHEET 3

OWNER: MONROE COUNTY
PARCEL ID:
00001720-000200

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
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	2 OF 4

MATCH LINE SHEET 1

MATCH LINE SHEET 2

SYMBOL LEGEND:

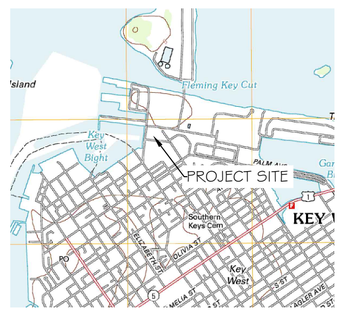
- MONUMENT
- CATCH BASIN
- DRAINAGE MANHOLE
- CONCRETE UTILITY POLE
- ELECTRIC MANHOLE
- FIRE WELL / HYDRANT
- GUY WIRE
- GAS PUMP
- MAILBOX
- SANITARY CLEANOUT
- SANITARY MANHOLE
- SIGN
- PALM TREE
- TELEPHONE MANHOLE
- WATER VALVE
- WATER METER
- MONITORING WELL
- WOOD UTILITY POLE
- SEWER VALVE
-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

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
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

N
W E
S
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

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

ASPHALT

10.00'

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

60.3'

42.2'

42.1'

VALVE BOX

6.03' CONC

17.4'

METAL TANK ON CONC SLAB

AE 9

AE 7

FF=8.2'

FF=8.3'

CONC

CH

WOOD RAMP

2-STORY CB STRUCTURE

150.8'

150.6'

BM = RIM ELEV = 5.43'

RIM 4.39'

I.0' EASEMENT (CITY SEWER OUTFALL)

CONC CURB

MAILBOXES

CONC COLUMN

2" BFP

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

114.4'

49.6'

49.7'

AE 10

AE 7

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"

RIM 3.82'

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

FLAG POLE ON
CONC BASE

TRANSFORMER
ON CONC SLAB

REFER
UNIT ON
CONC

RIM ELEV
= 4.20'

CONC
CURB

EP

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

CUF 1.5' OUTSIDE

MATCH LINE
SHEET 3

MATCH LINE
SHEET 4

N

W E

S

GRID NORTH



LOCATION MAP - NTS
SEC. 31-T67S-R25E

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
- OVERHEAD UTILITY LINES
- LIGHT POLE
- ELECTRIC TRANSFORMER BOX
- LIGHT ATTACHED TO BUILDING
- BOLLARD
- 5.38 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.

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BO = BLOW-OUT
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COV'D = COVERED
DELTA = CENTRAL ANGLE
DEASE = DRAINAGE EASEMENT
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FFE = 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
OHW = OVERHEAD WIRES
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
ROW = RIGHT OF WAY LINE
SSMH = SANITARY SEWER CLEAN-OUT
SW = SIDE WALK
TBM = TEMPORARY BENCHMARK
TOB = TOP OF BANK
TOS = TOE OF SLOPE
TS = TRAFFIC SIGN
TYP = TYPICAL
UP = UTILITY POLE
UE = 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

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"

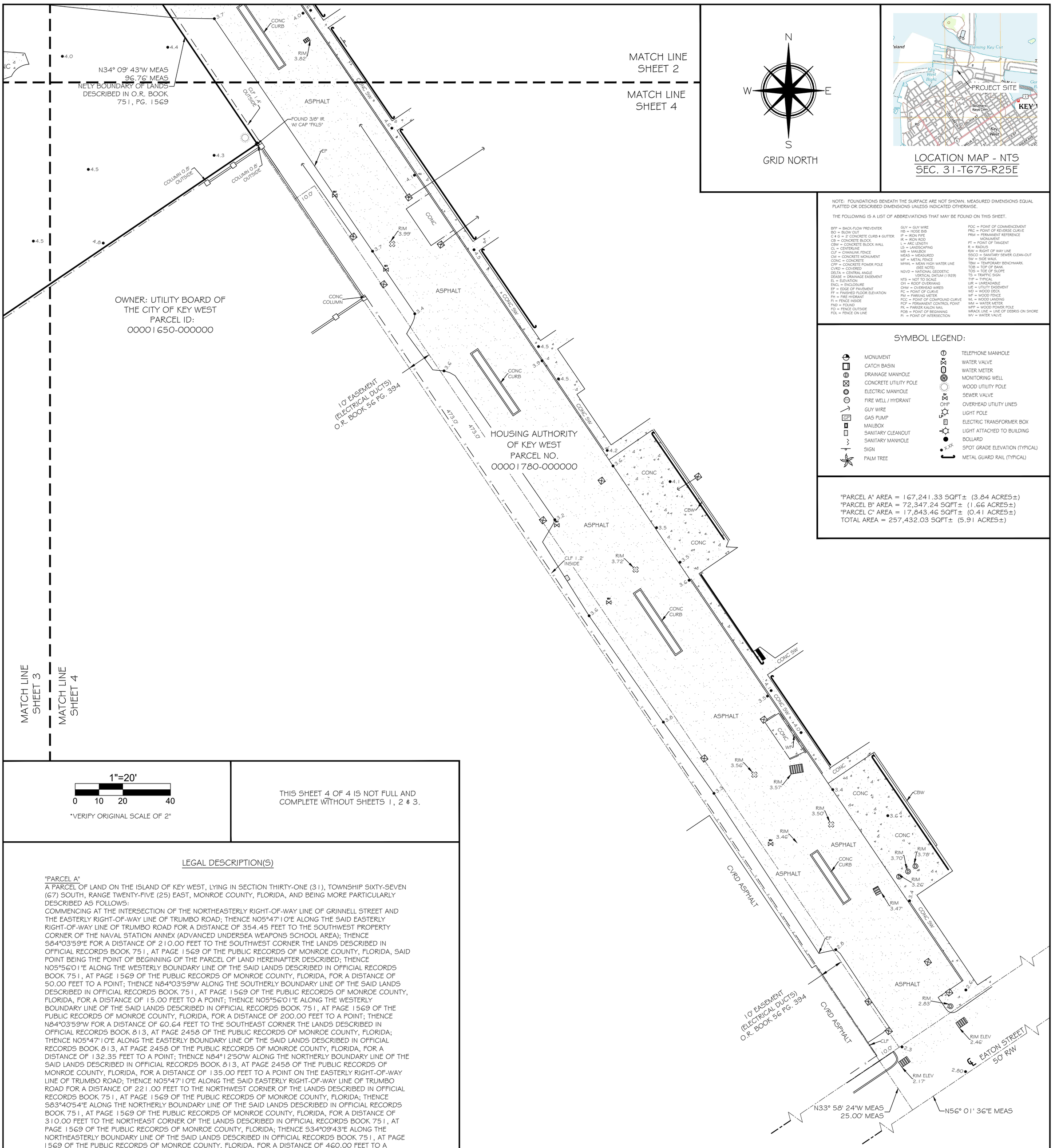
FLORIDA KEYS
LAND SURVEYING
21460 OVERSEAS HWY, SUITE 4
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKLSemail@Gmail.com

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	3 OF 4



N

W E

S

GRID NORTH

LOCATION MAP - NTS
SEC. 31-T67S-R25E

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FI = FENCE INSIDE
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FOL = FENCE ON LINE
GUY = GUY WIRE
HB = HOSE BIB
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IR = IRON ROD
L = ARC LENGTH
LS = LANDSCAPING
MB = MAILBOX
MEAS = MEASURED
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PRM = PERMANENT REFERENCE MONUMENT
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R = RADIUS
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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

PROPOSED DESIGN

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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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



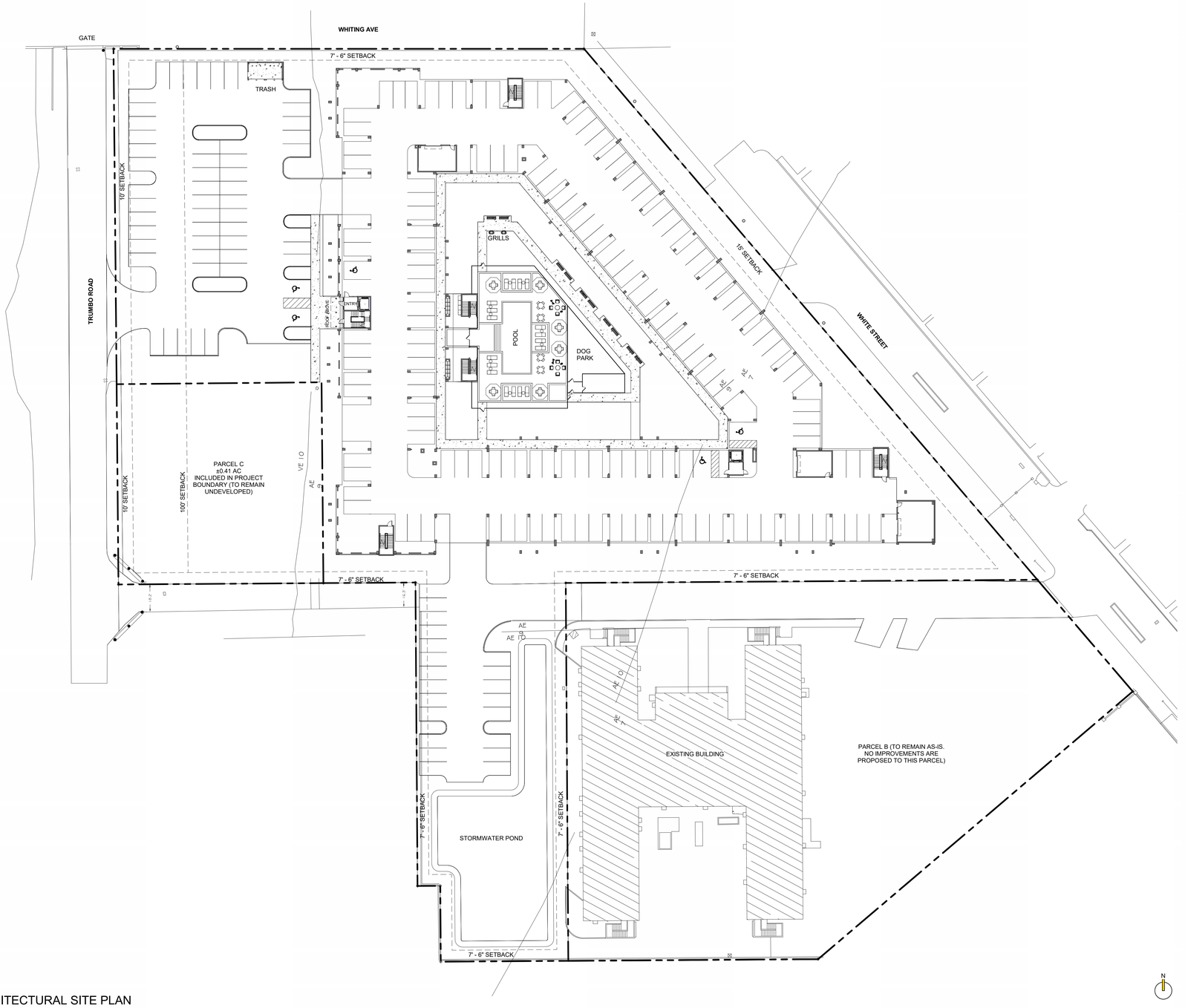
4 NORTHWEST SITE AERIAL



3 SOUTHEAST SITE AERIAL



2 SOUTHWEST SITE AERIAL



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

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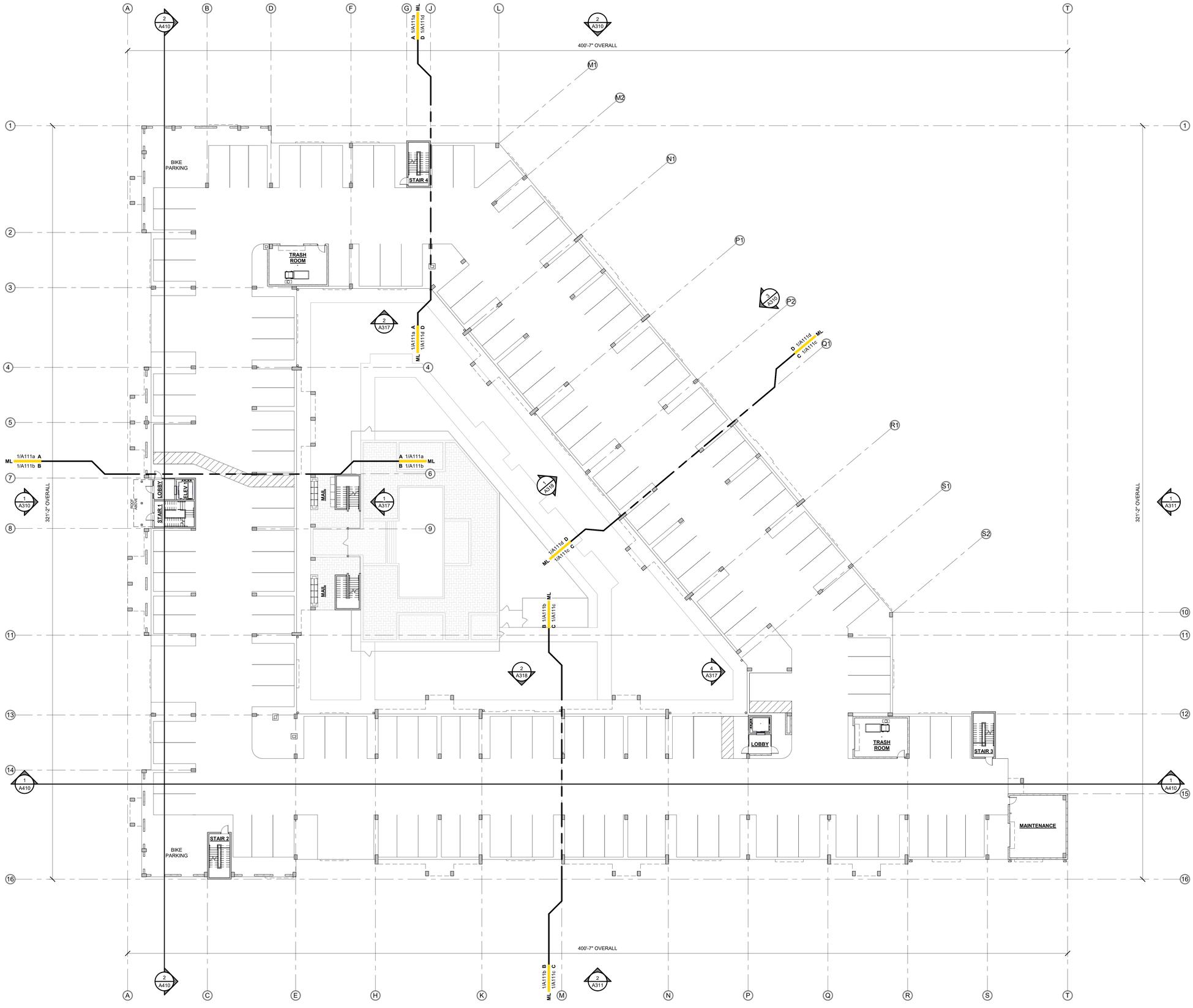
#	DATE	DESCRIPTION
1	11.17.25	PROGRESS SET

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

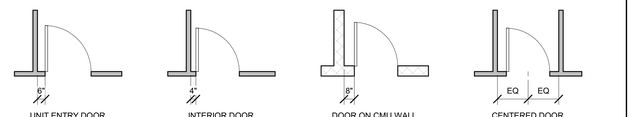
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CHECKED BY: JBB
VESTCOR TRUMBO
KEY WEST, FLORIDA
PROJECT NUMBER: 25-0008

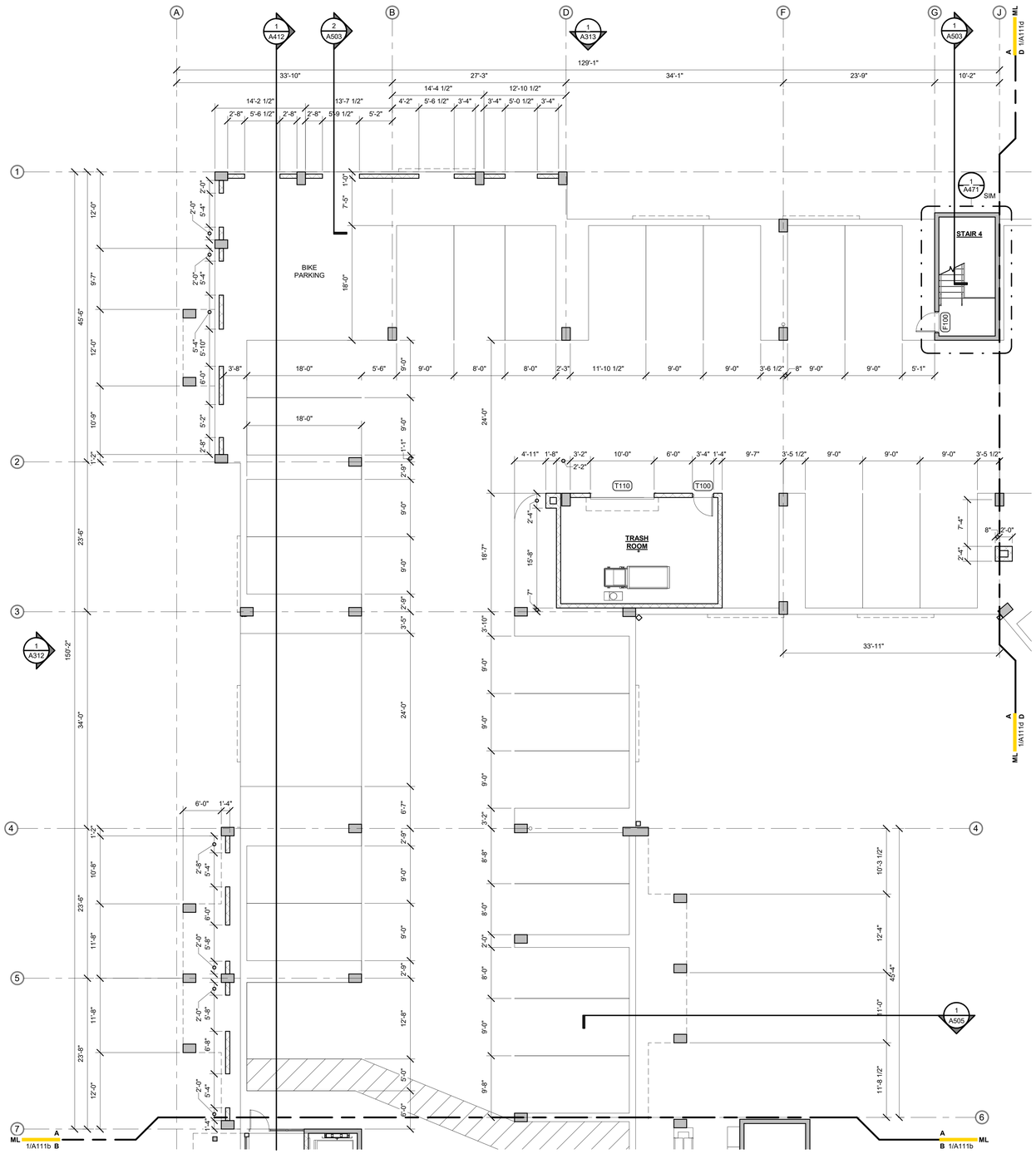
FLOOR PLAN - 1ST LEVEL - OVERALL

A111

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TYPICAL DOOR PLACEMENT





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

bld architecture

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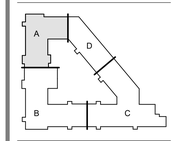
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ISSUES & REVISIONS

#	DATE	DESCRIPTION
1	11.17.25	PROGRESS SET

VESTCOR TRUMBO



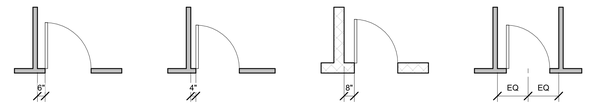
DRAWN BY: MLG
CHECKED BY: JBB
VESTCOR TRUMBO
KEY WEST, FLORIDA
PROJECT NUMBER: 25-0008

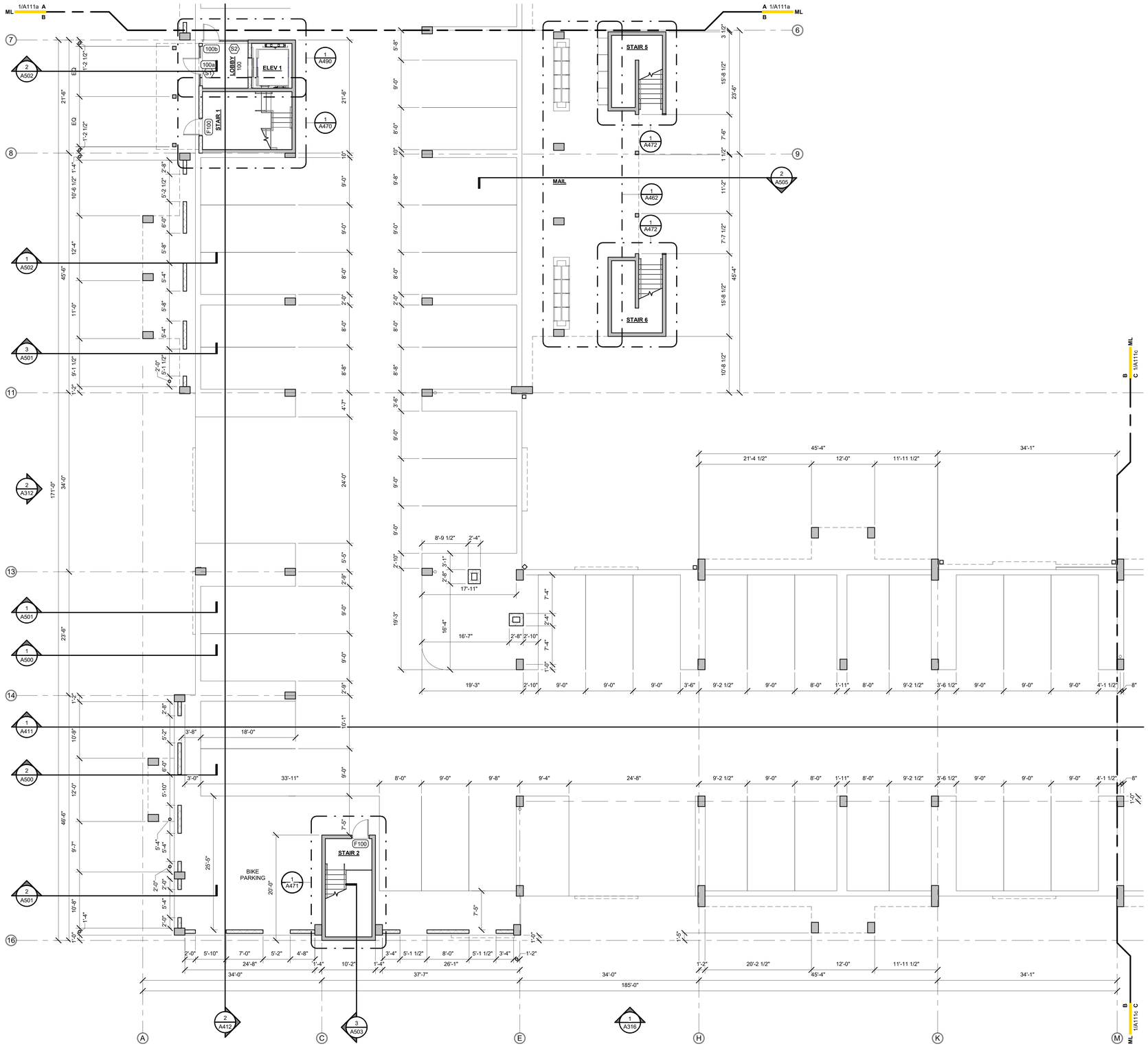
FLOOR PLAN - 1ST LEVEL - AREA A

A111a

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TYPICAL DOOR PLACEMENT





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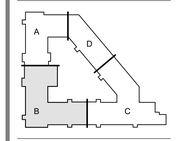
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ISSUES & REVISIONS

#	DATE	DESCRIPTION
1	11.17.25	PROGRESS SET

VESTCOR TRUMBO



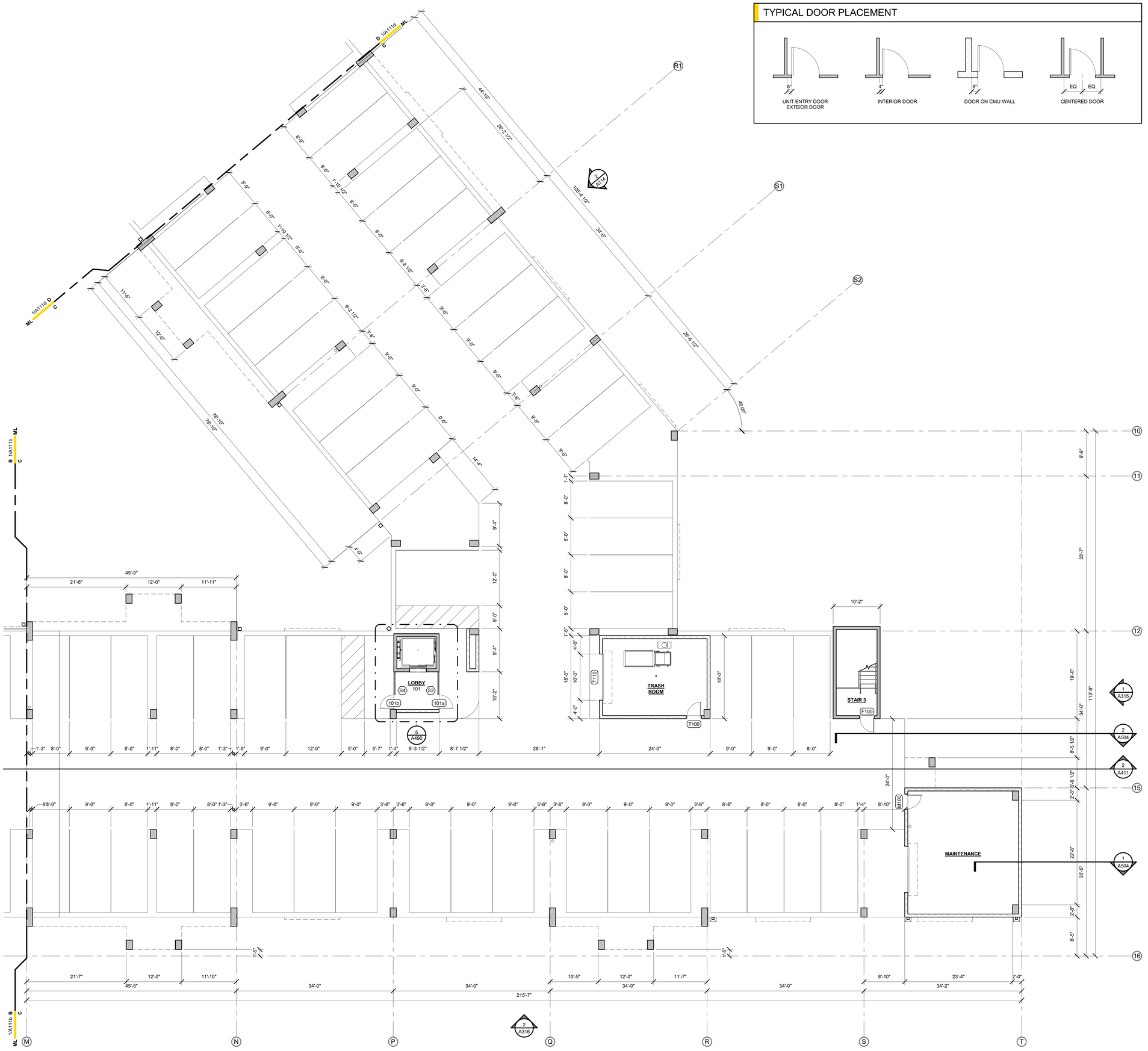
DRAWN BY: MLG
CHECKED BY: JBB
VESTCOR TRUMBO
KEY WEST, FLORIDA
PROJECT NUMBER: 25-0008

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"

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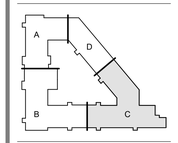
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#	DATE	DESCRIPTION
1	11.17.25	PROGRESS SET

VESTCOR TRUMBO

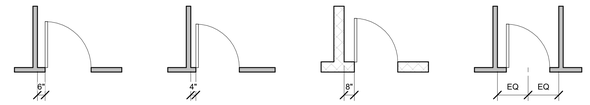


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CHECKED BY: JBB
VESTCOR TRUMBO
KEY WEST, FLORIDA
PROJECT NUMBER: 25-0008

FLOOR PLAN - 1ST LEVEL - AREA C

A111c

TYPICAL DOOR PLACEMENT





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

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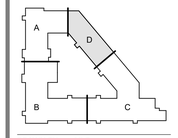
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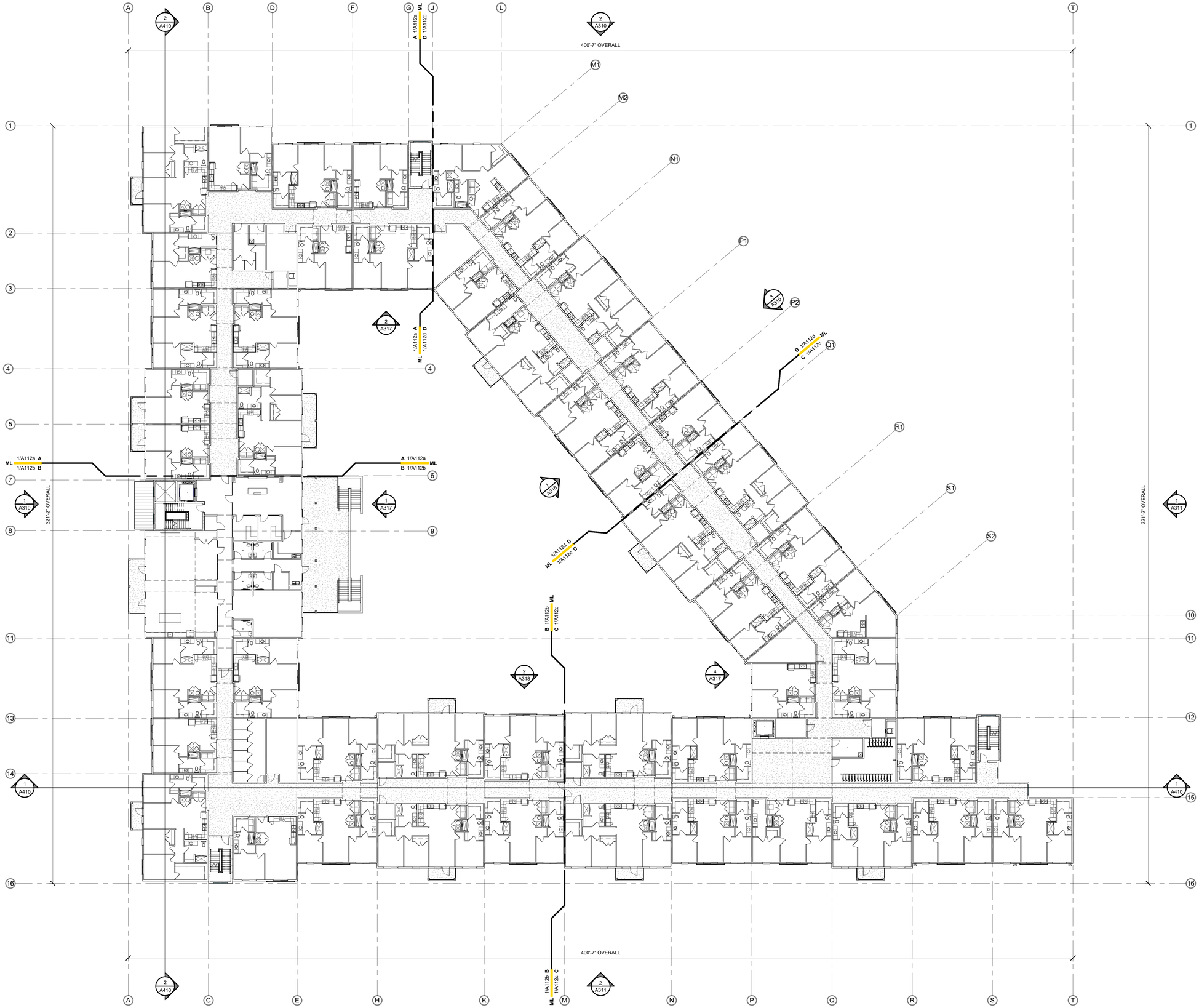


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KEY WEST, FLORIDA
PROJECT NUMBER: 25-0008

FLOOR PLAN - 1ST LEVEL - AREA D

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

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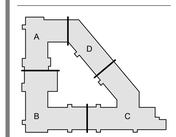
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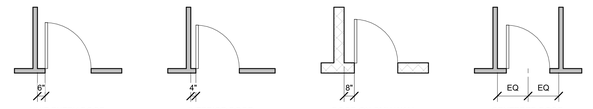


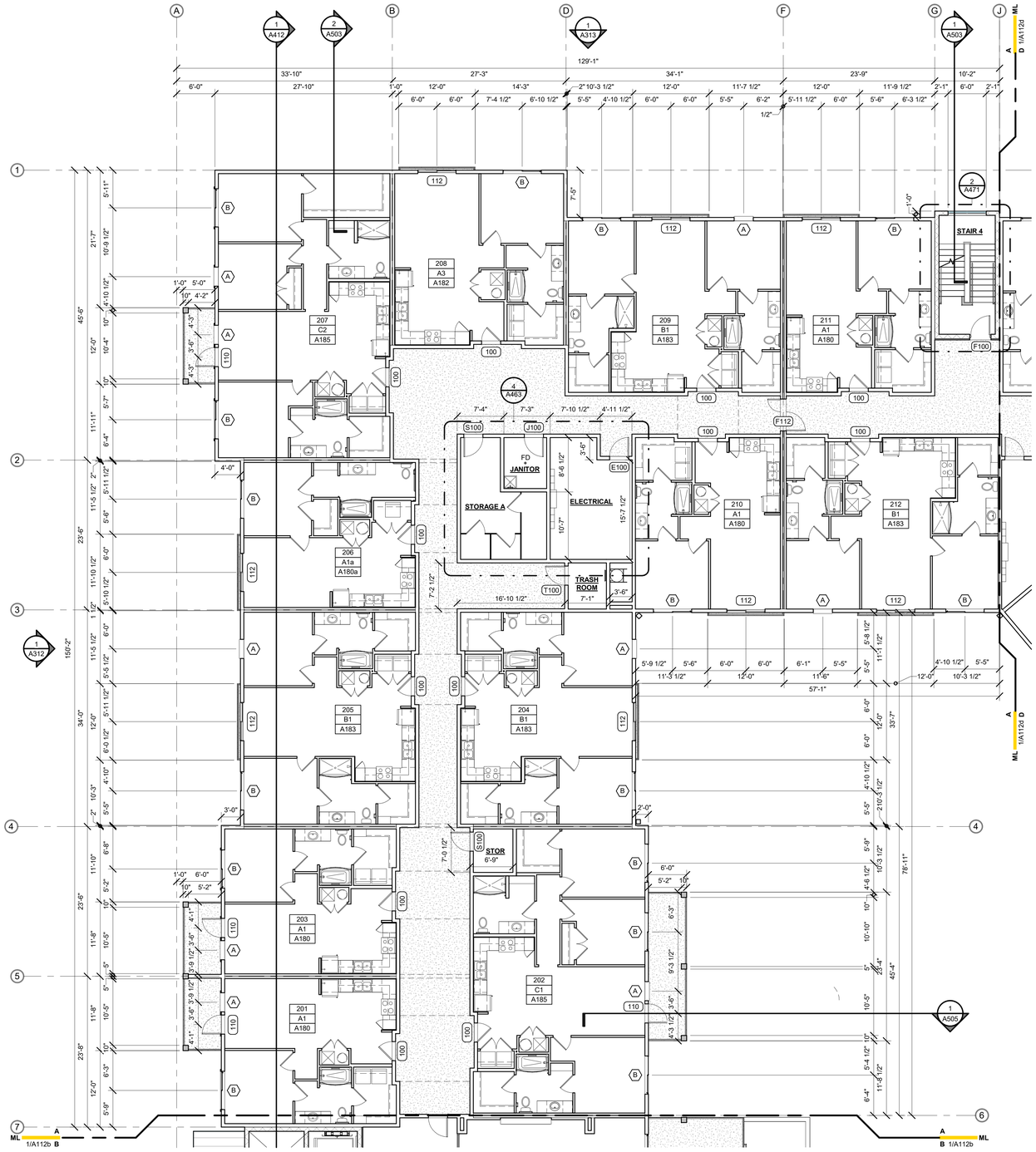
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VESTCOR TRUMBO
KEY WEST, FLORIDA
PROJECT NUMBER: 25-0008

FLOOR PLAN - 2ND LEVEL - OVERALL

A112

TYPICAL DOOR PLACEMENT





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

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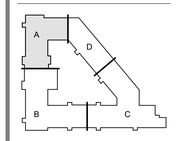
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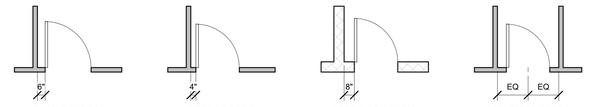
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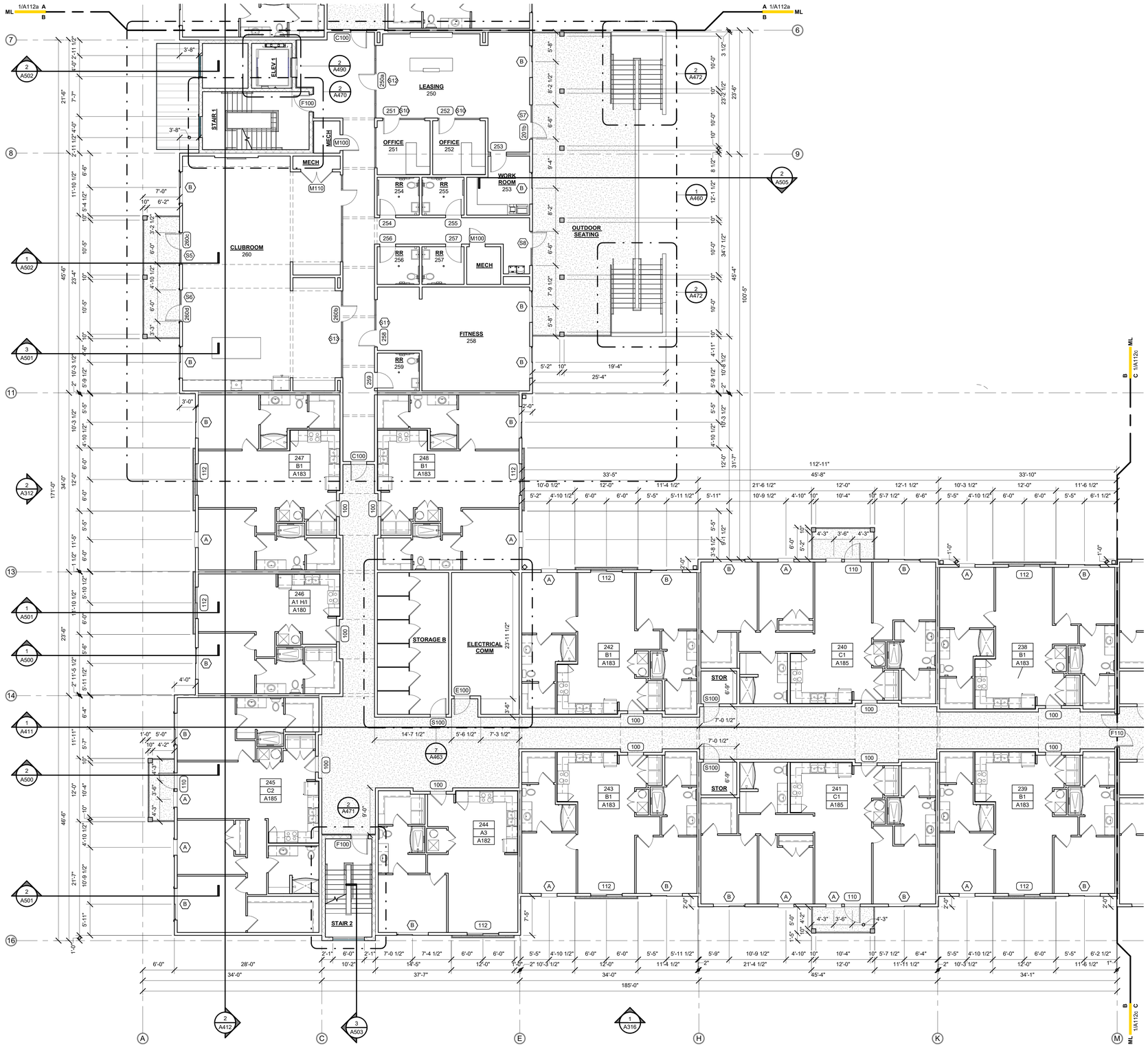
FLOOR PLAN - 2ND LEVEL - AREA A

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TYPICAL DOOR PLACEMENT





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

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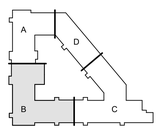
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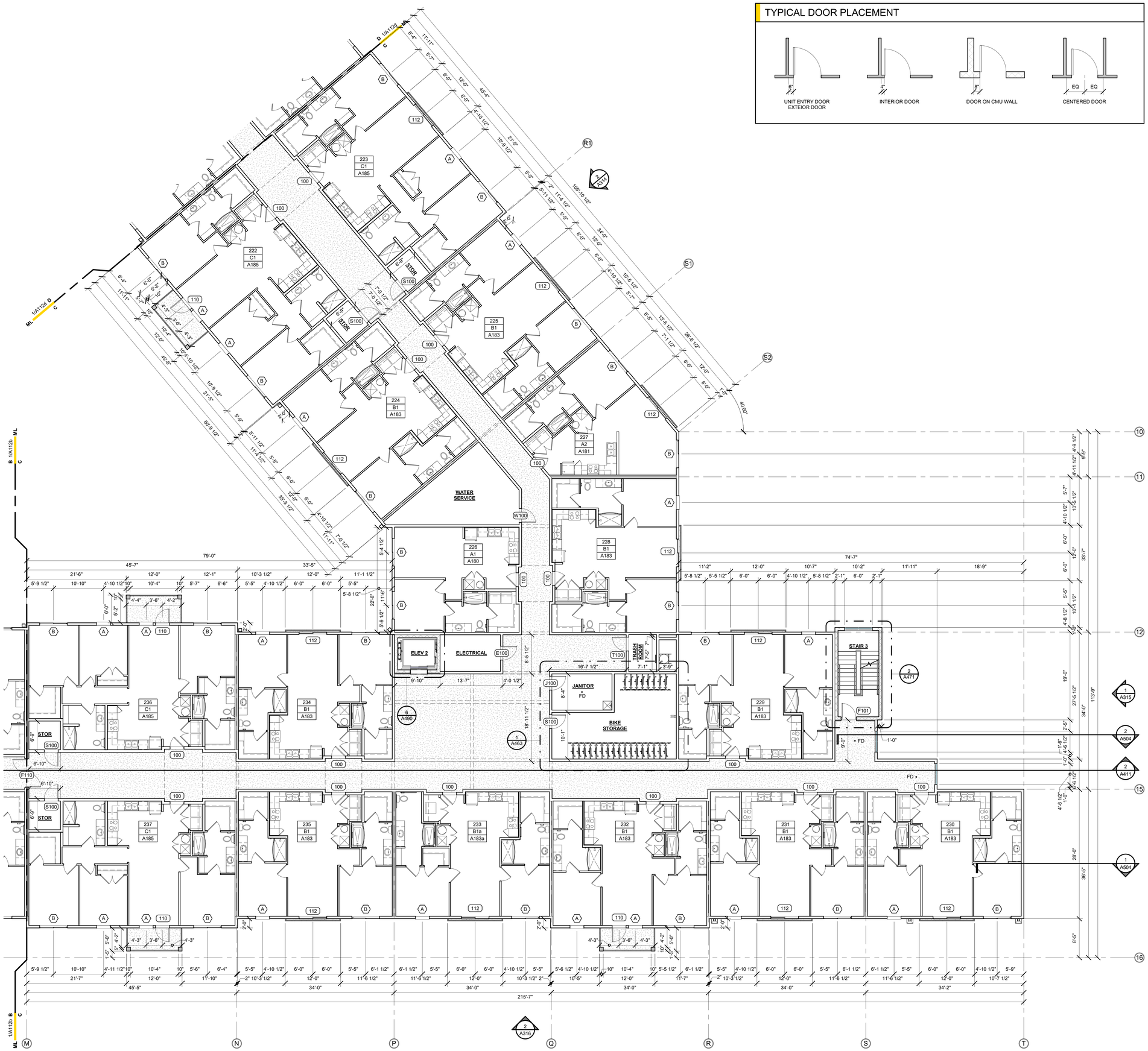
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KEY WEST, FLORIDA
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FLOOR PLAN - 2ND LEVEL - AREA B

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TYPICAL DOOR PLACEMENT



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

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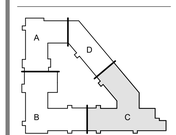
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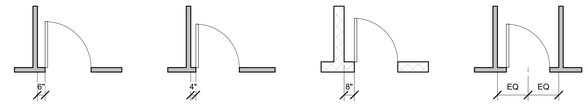
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FLOOR PLAN - 2ND LEVEL - AREA C

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TYPICAL DOOR PLACEMENT





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

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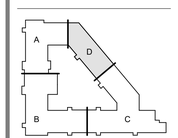
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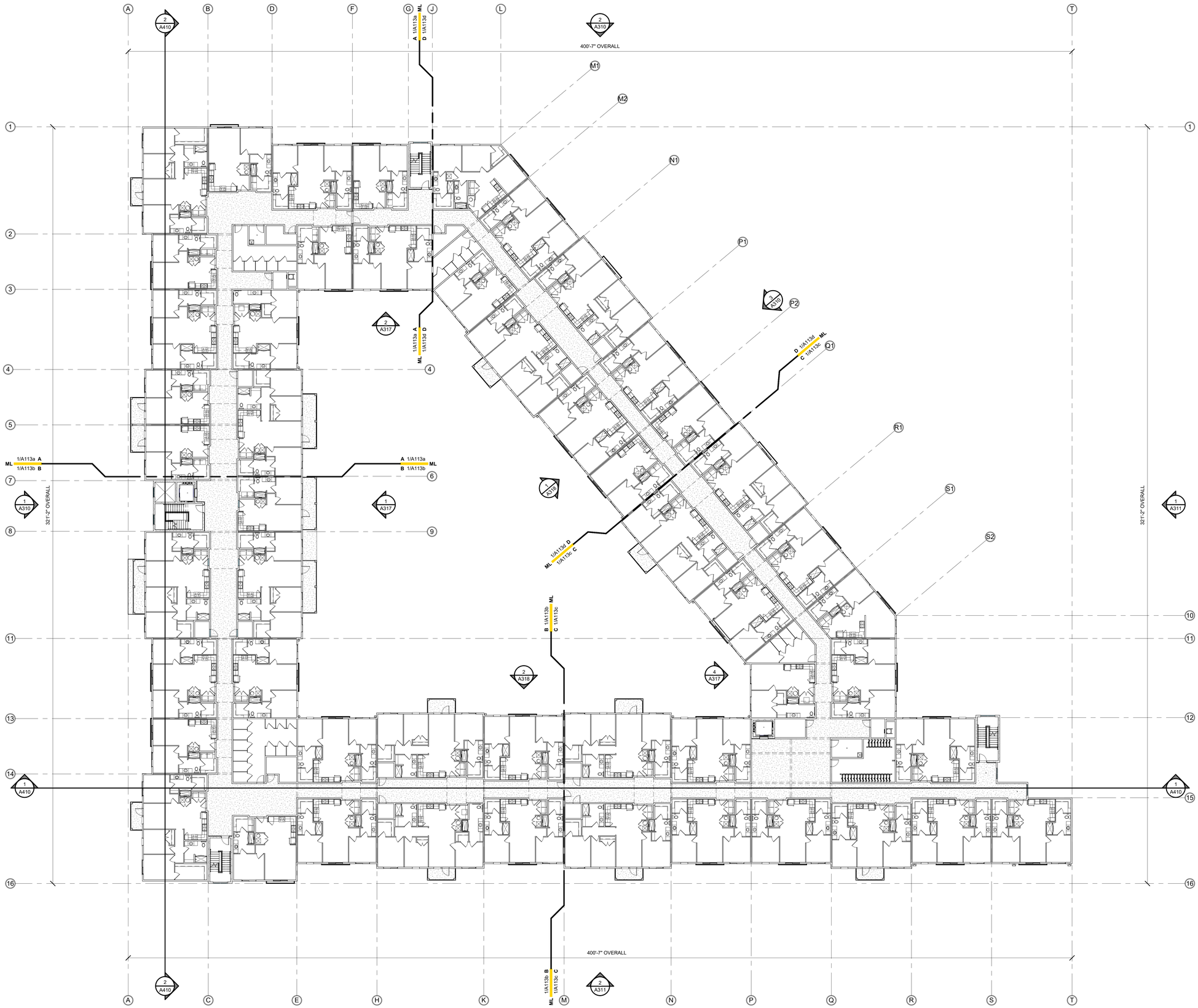


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KEY WEST, FLORIDA
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FLOOR PLAN - 2ND LEVEL - AREA D

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

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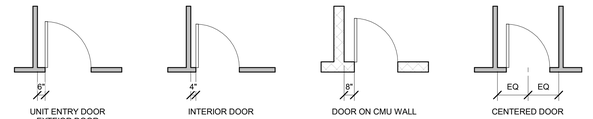
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VESTCOR TRUMBO
KEY WEST, FLORIDA
PROJECT NUMBER: 25-0008

FLOOR PLAN - 3RD LEVEL - OVERALL

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TYPICAL DOOR PLACEMENT

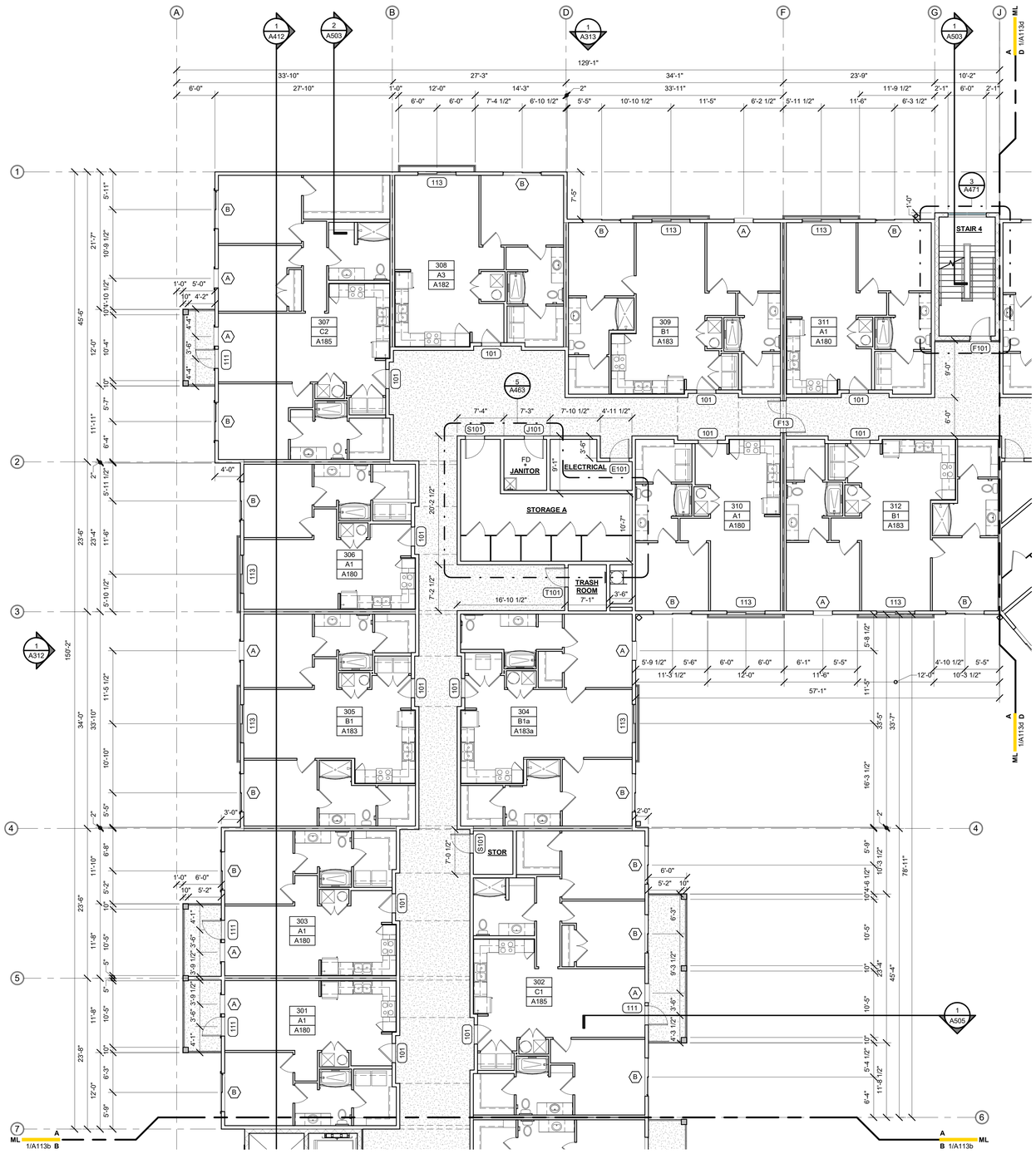


UNIT ENTRY DOOR
EXTEIOR DOOR

INTERIOR DOOR

DOOR ON CMU WALL

CENTERED DOOR



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

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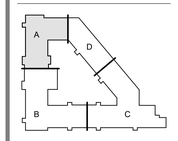
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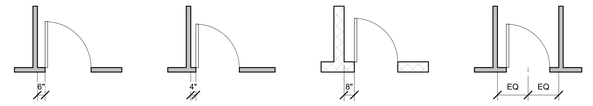
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KEY WEST, FLORIDA
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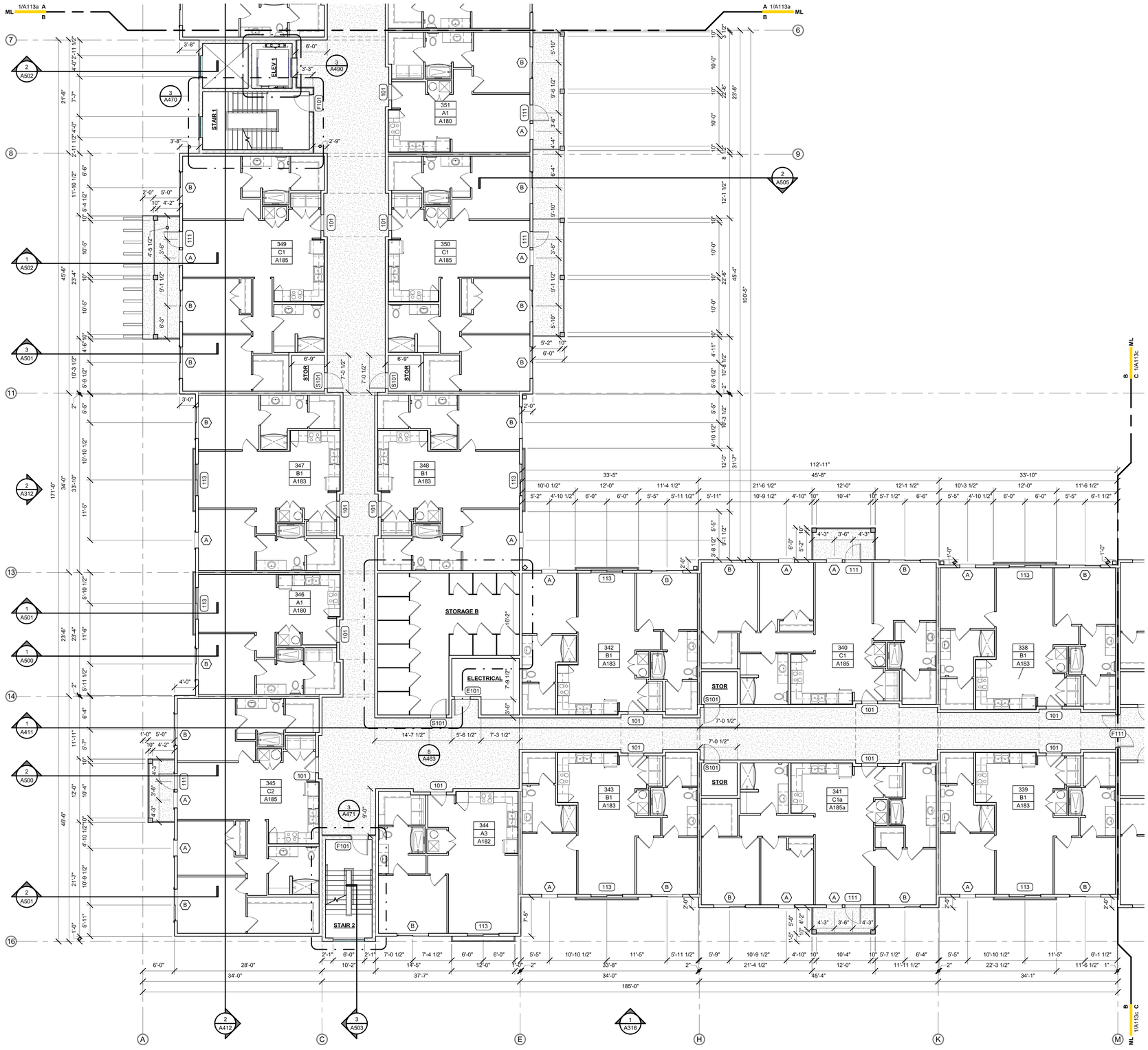
FLOOR PLAN - 3RD LEVEL - AREA A

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TYPICAL DOOR PLACEMENT





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

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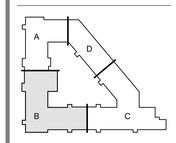
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VESTCOR TRUMBO



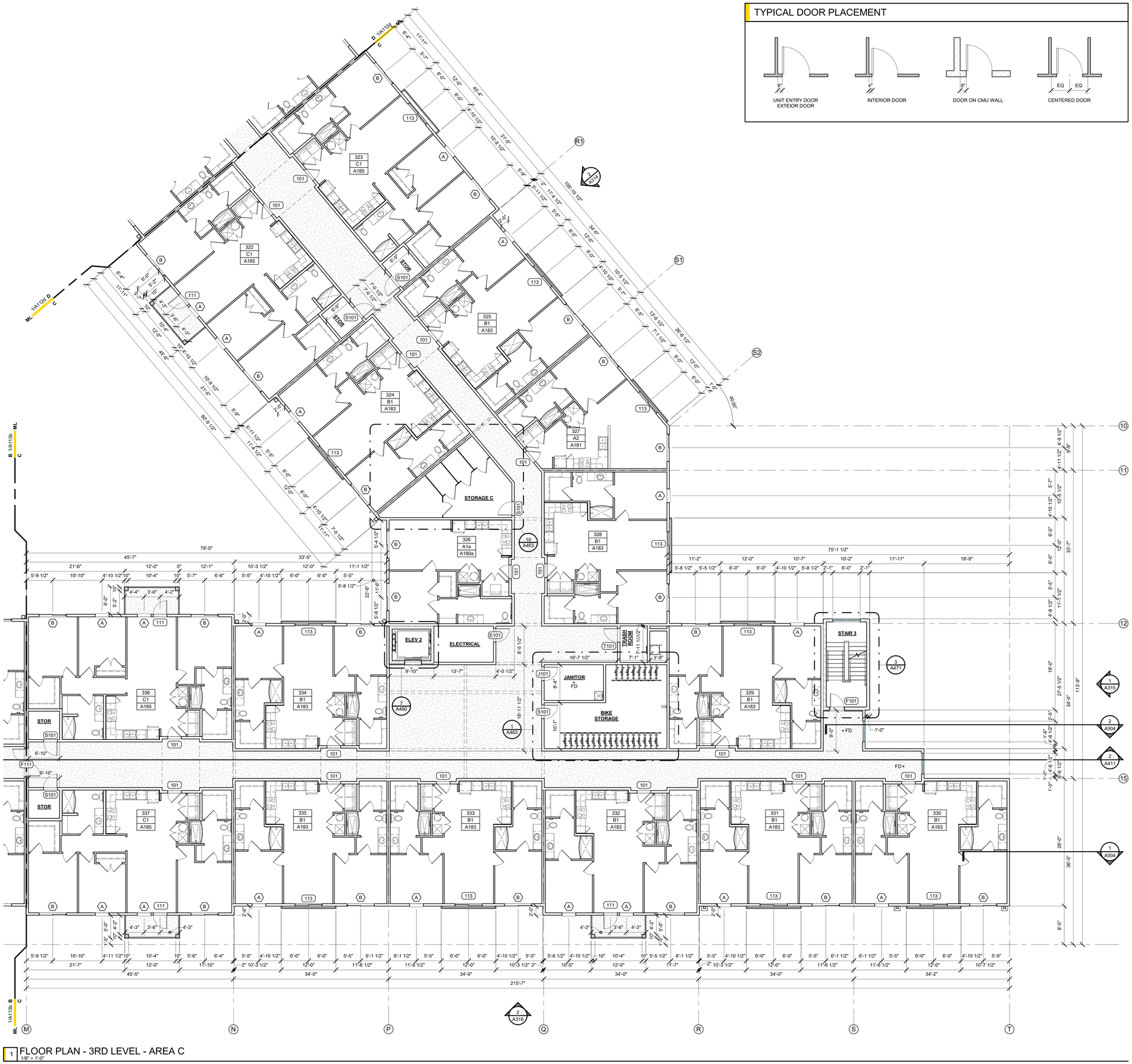
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VESTCOR TRUMBO
KEY WEST, FLORIDA
PROJECT NUMBER: 25-0008

FLOOR PLAN - 3RD LEVEL - AREA B

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TYPICAL DOOR PLACEMENT



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

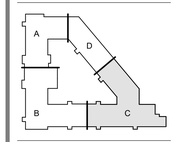
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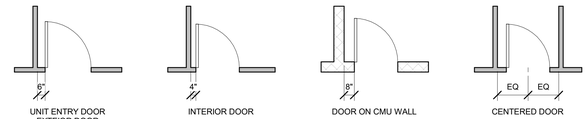


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CHECKED BY: JBB
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KEY WEST, FLORIDA
PROJECT NUMBER: 25-0008

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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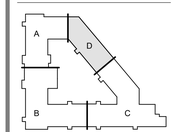
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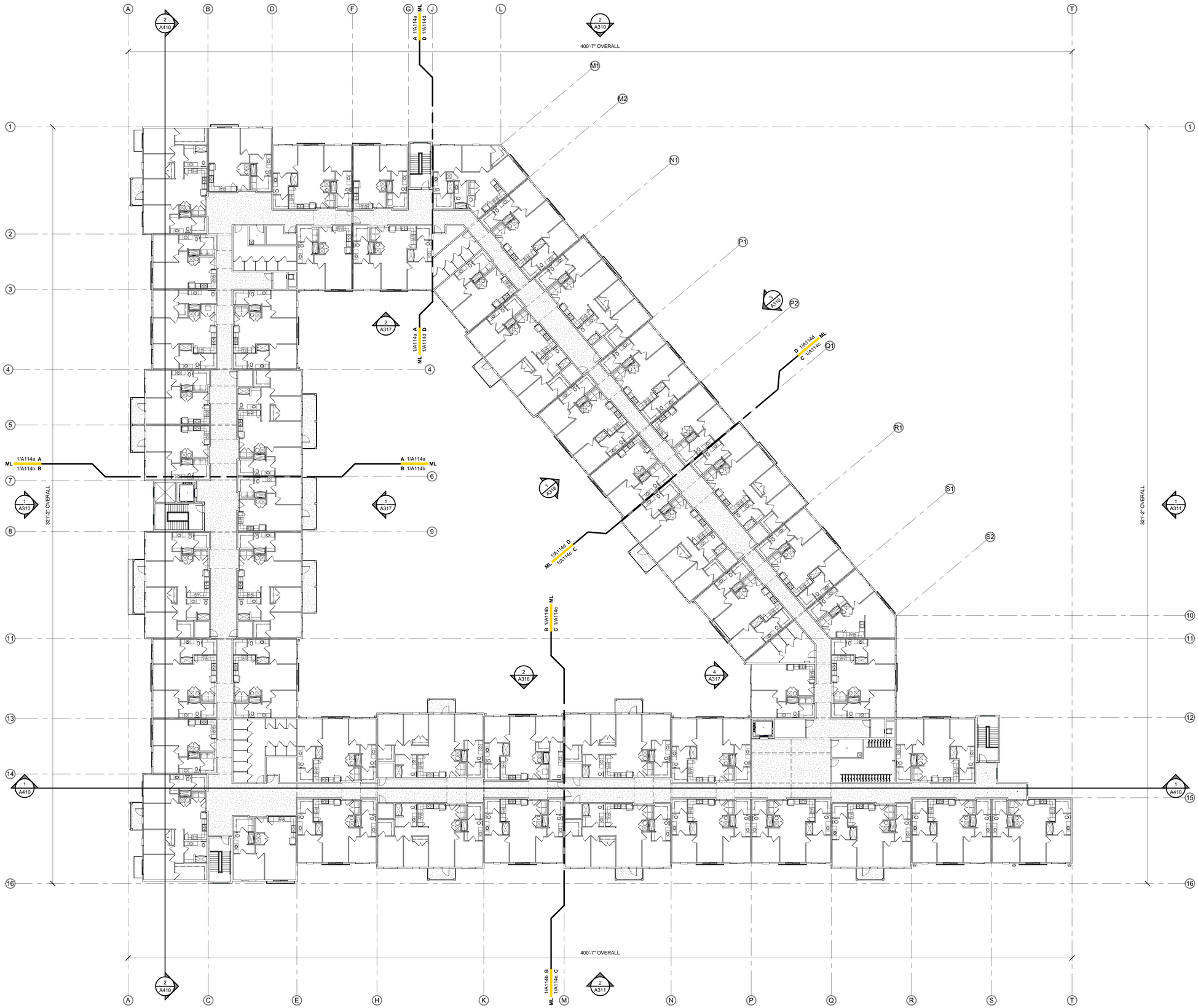


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KEY WEST, FLORIDA
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FLOOR PLAN - 3RD LEVEL - AREA D

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

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904.253.3928

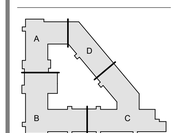
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ISSUES & REVISIONS

#	DATE	DESCRIPTION
1	11.17.25	PROGRESS SET

VESTCOR TRUMBO



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

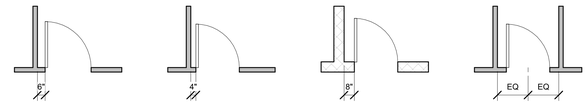
FLOOR PLAN - 4TH LEVEL - OVERALL

A114

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TYPICAL DOOR PLACEMENT

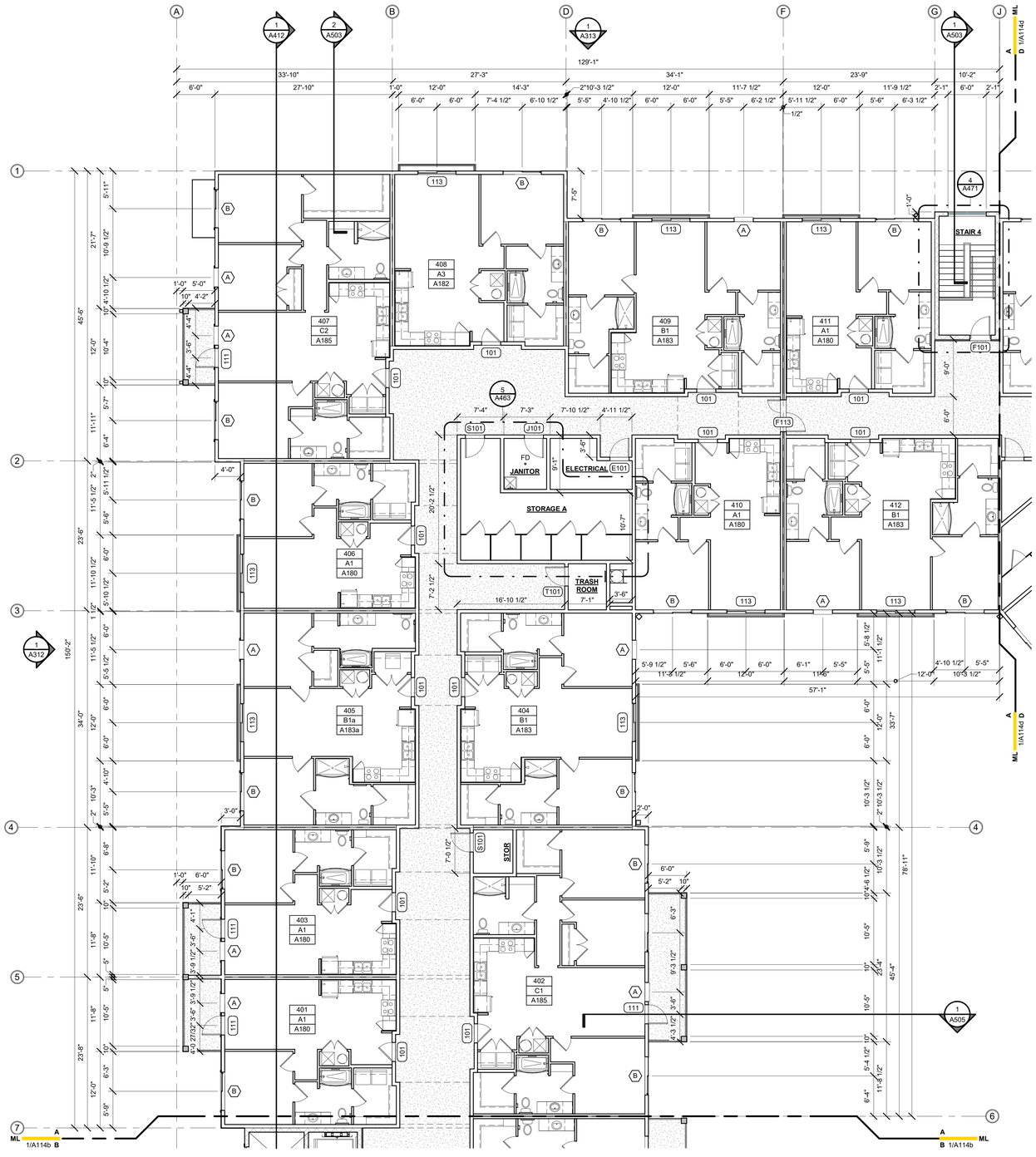


UNIT ENTRY DOOR
EXTEIOR DOOR

INTERIOR DOOR

DOOR ON CMU WALL

CENTERED DOOR



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

bld architecture

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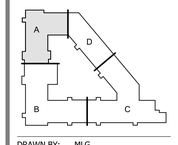
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ISSUES & REVISIONS

#	DATE	DESCRIPTION
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VESTCOR TRUMBO

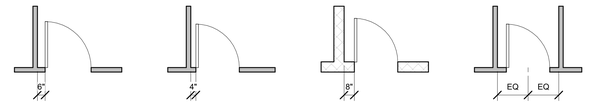


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CHECKED BY: JBB
VESTCOR TRUMBO
KEY WEST, FLORIDA
PROJECT NUMBER: 25-0008

FLOOR PLAN - 4TH LEVEL - AREA A

A114a

TYPICAL DOOR PLACEMENT

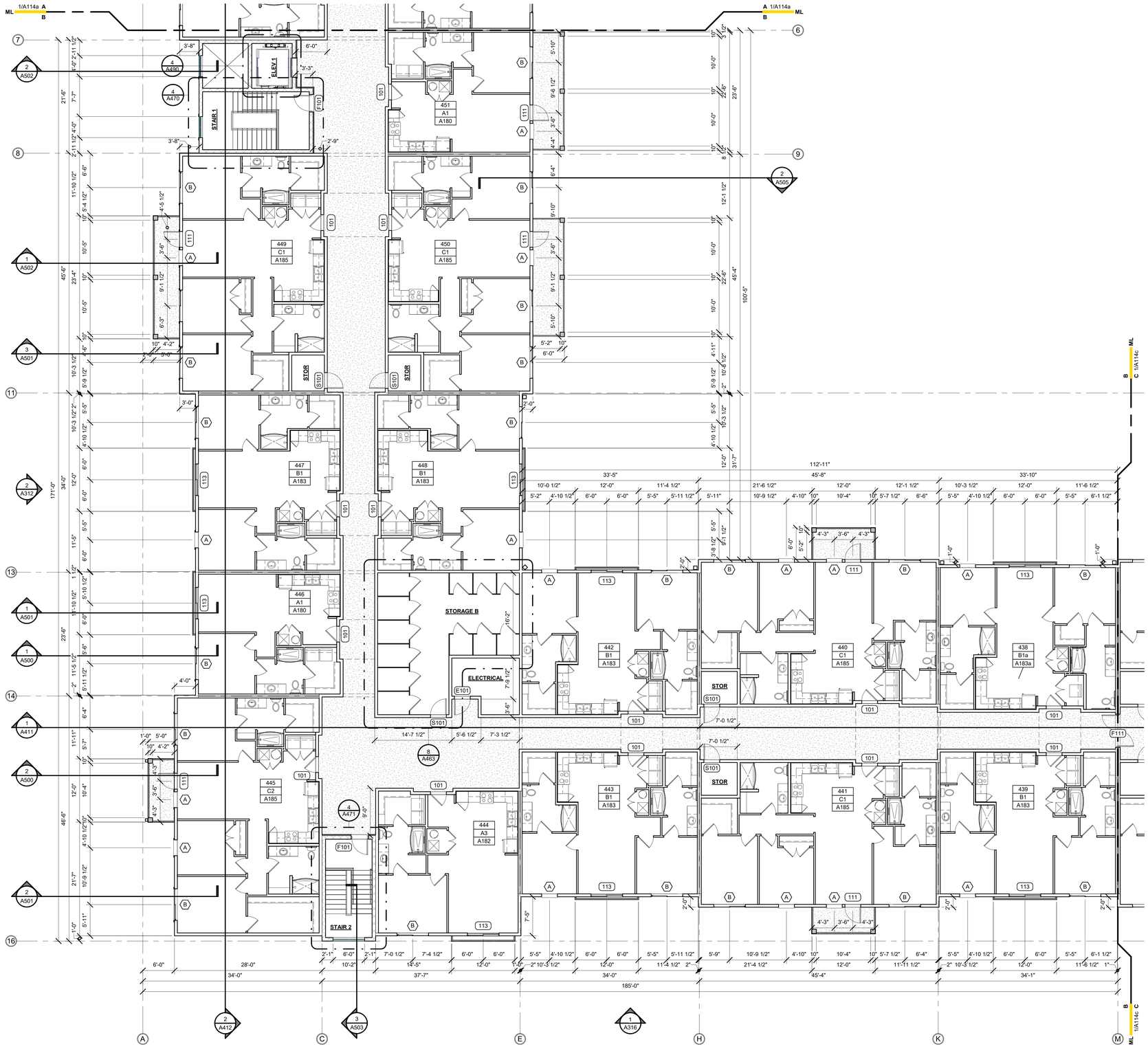


UNIT ENTRY DOOR
EXTEIOR DOOR

INTERIOR DOOR

DOOR ON CMU WALL

CENTERED DOOR



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

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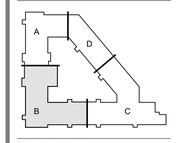
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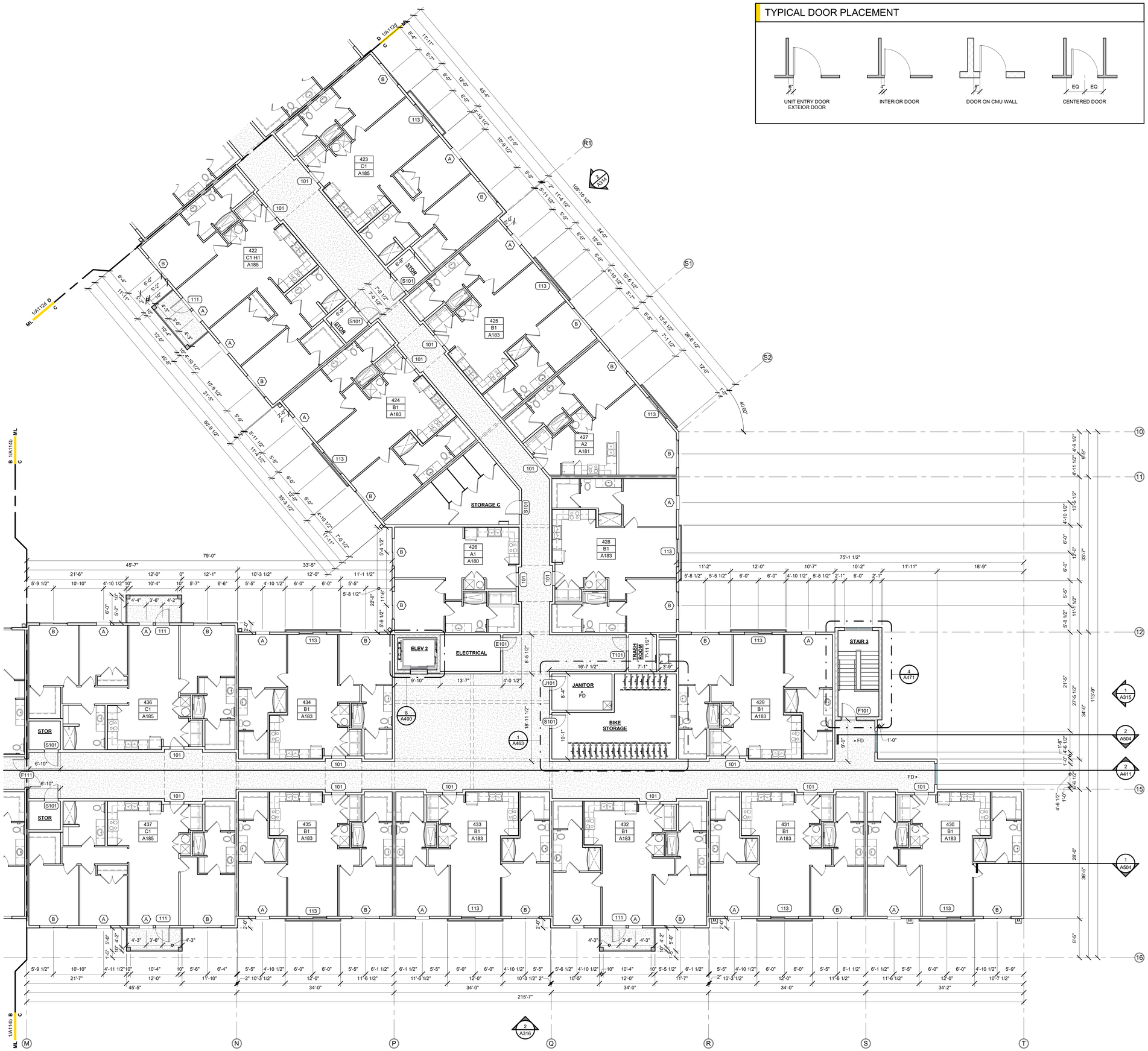


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KEY WEST, FLORIDA
PROJECT NUMBER: 25-0008

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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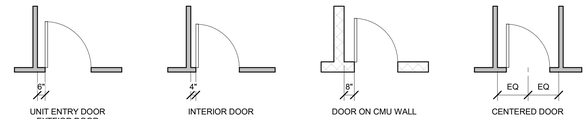
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KEY WEST, FLORIDA
PROJECT NUMBER: 25-0008

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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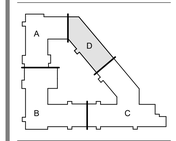
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VESTCOR TRUMBO

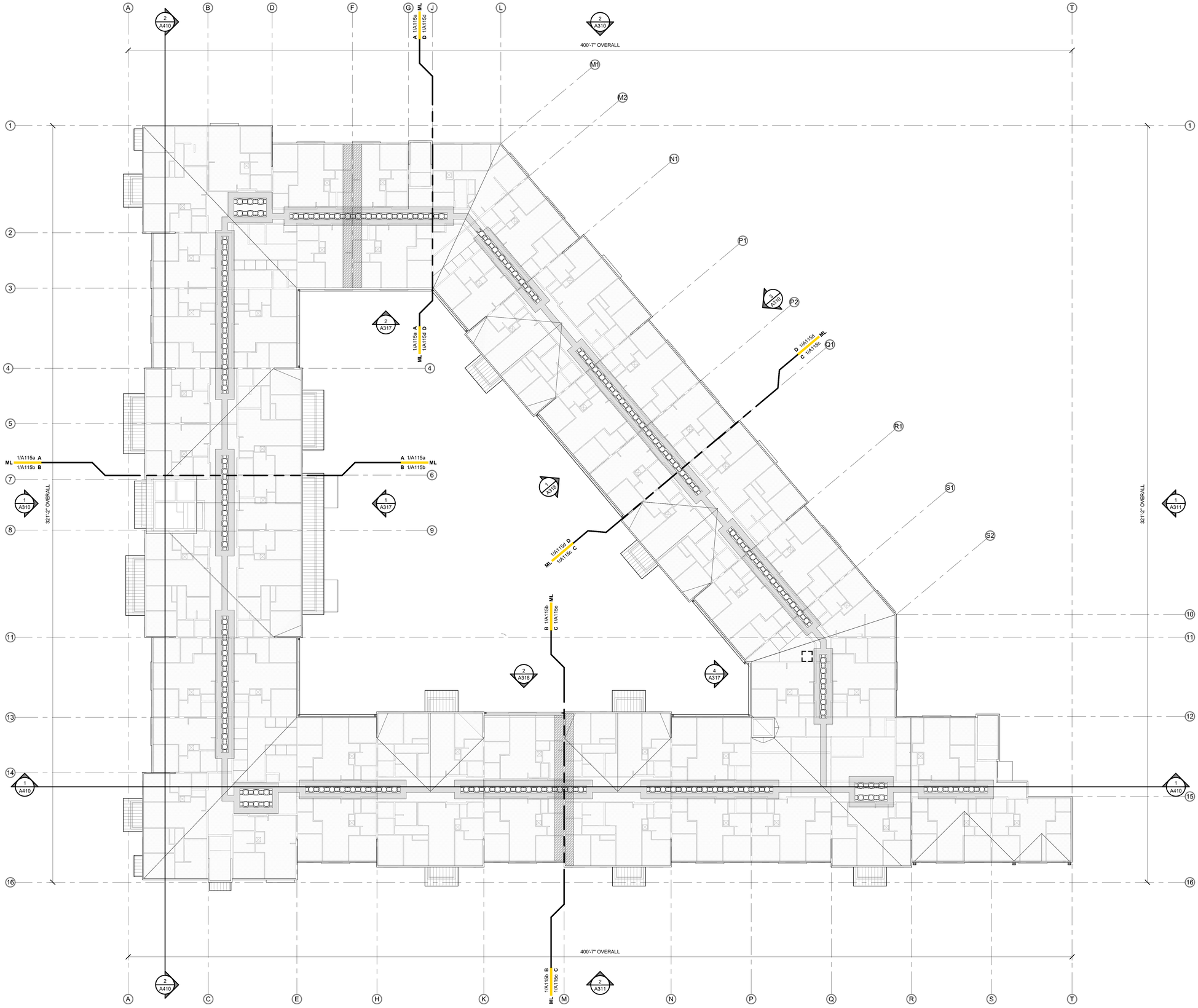


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VESTCOR TRUMBO
KEY WEST, FLORIDA
PROJECT NUMBER: 25-0008

FLOOR PLAN - 4TH LEVEL - AREA D

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

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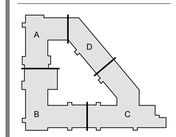
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#	DATE	DESCRIPTION
1	11.17.25	PROGRESS SET

VESTCOR TRUMBO



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KEY WEST, FLORIDA
PROJECT NUMBER: 25-0008

ROOF PLAN - OVERALL

A115

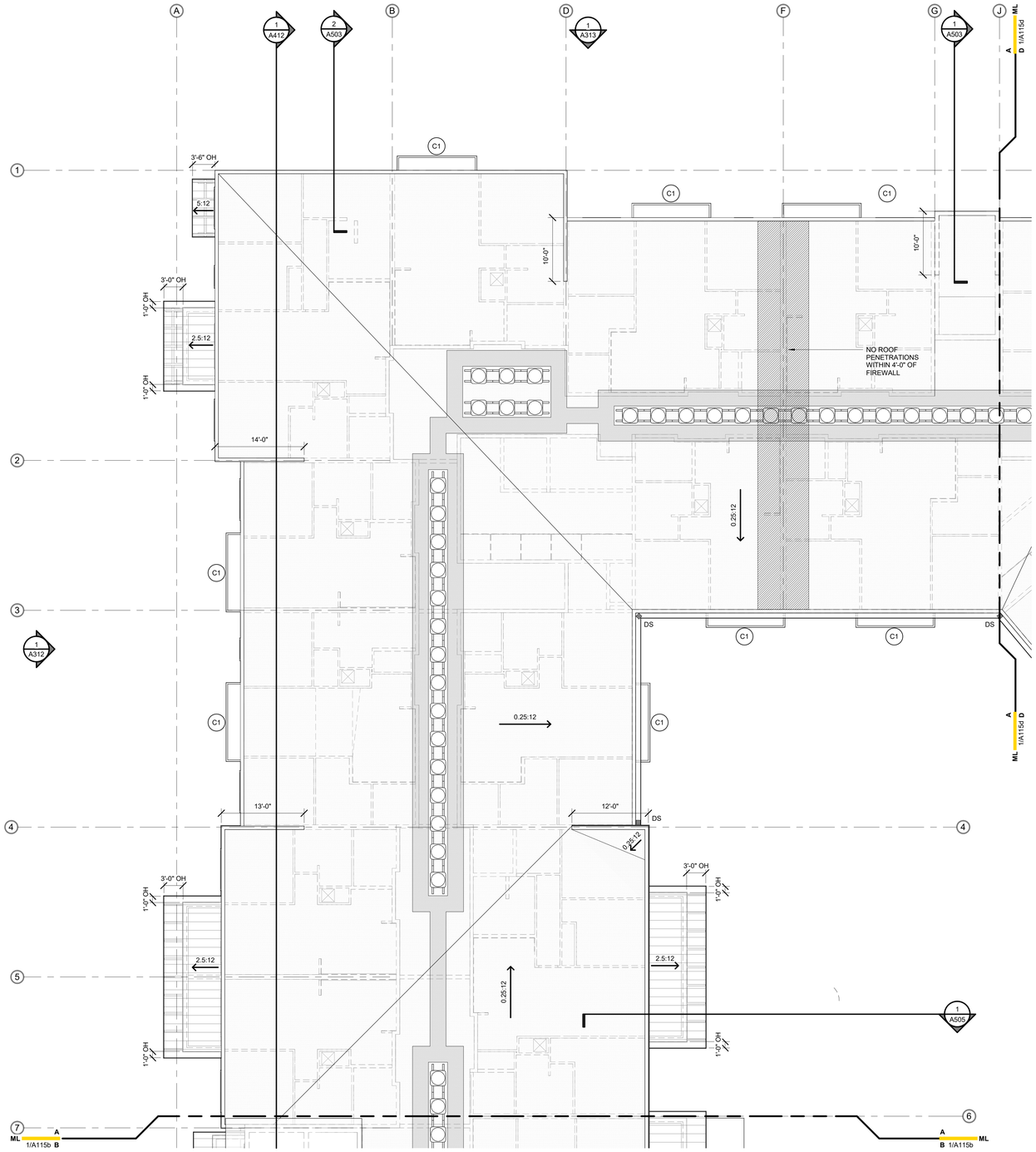
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ROOF NOTES

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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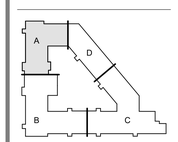
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VESTCOR TRUMBO

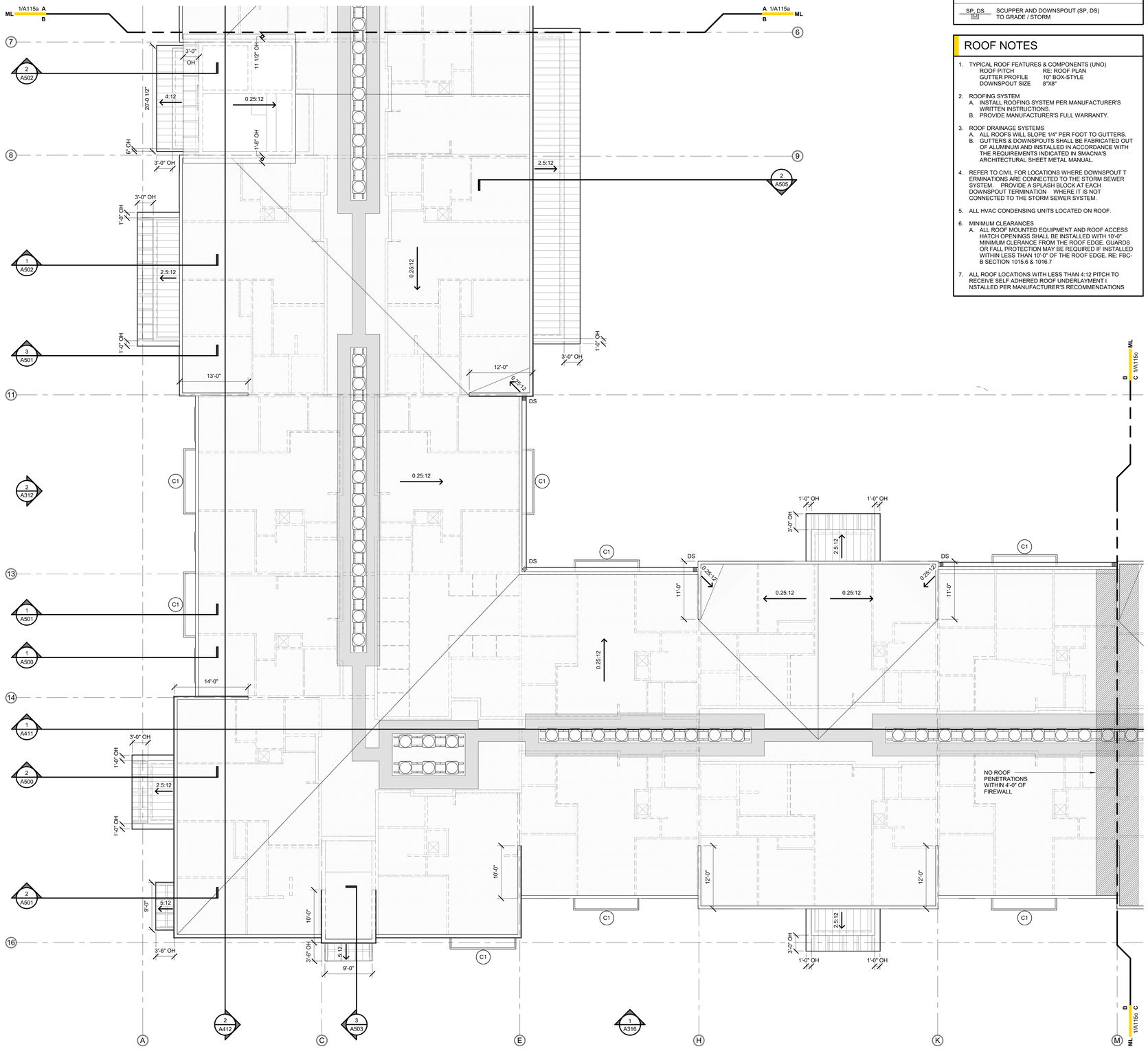


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VESTCOR TRUMBO
KEY WEST, FLORIDA
PROJECT NUMBER: 25-0008

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)
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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.
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6. MINIMUM CLEARANCES
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7. ALL ROOF LOCATIONS WITH LESS THAN 4:12 PITCH TO RECEIVE SELF ADHERED ROOF UNDERLAYMENT I NSTALLED PER MANUFACTURER'S RECOMMENDATIONS

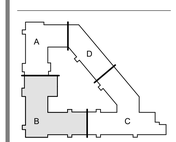
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VESTCOR TRUMBO

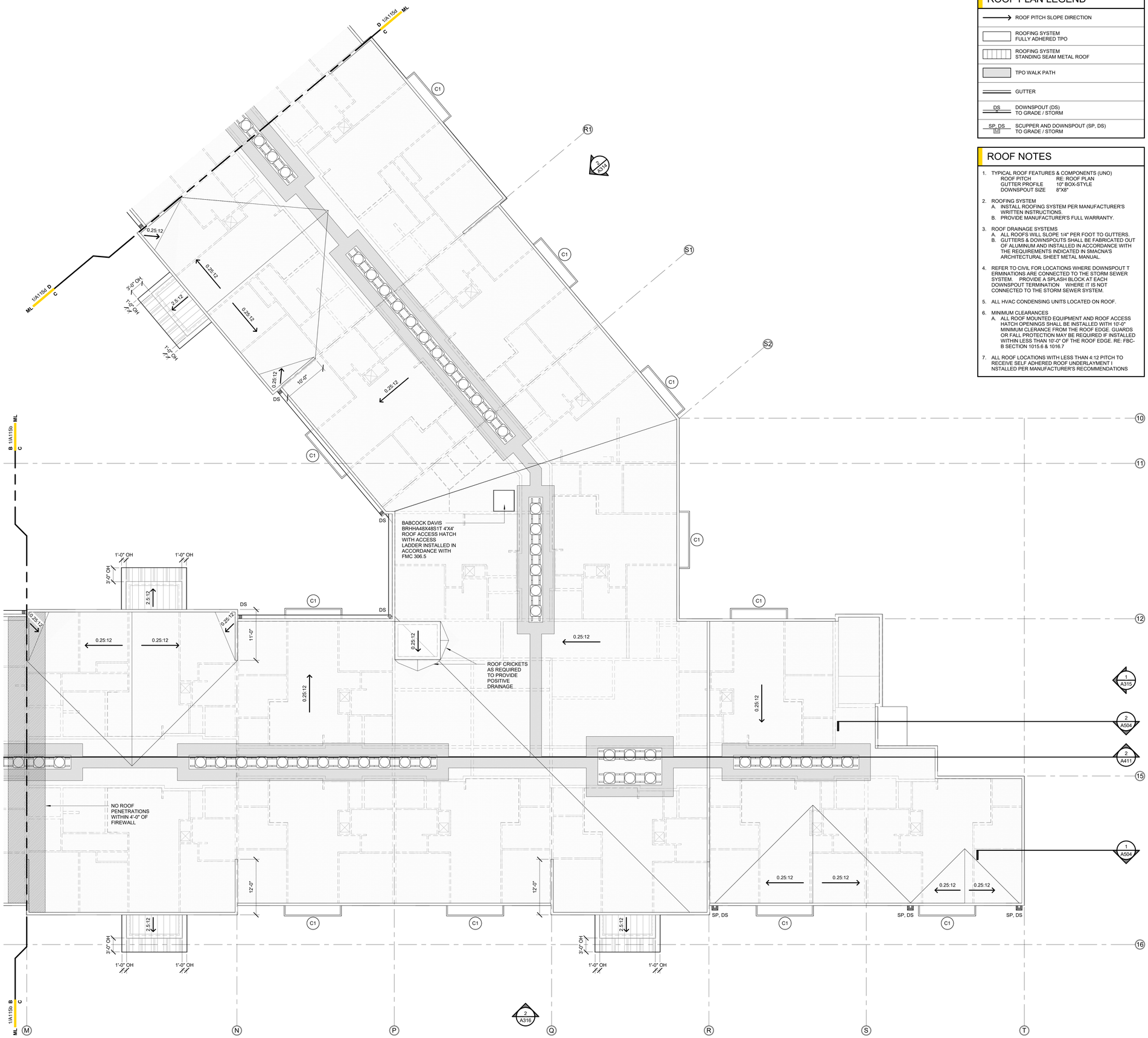


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VESTCOR TRUMBO
KEY WEST, FLORIDA
PROJECT NUMBER: 25-0008

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

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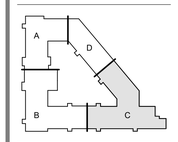
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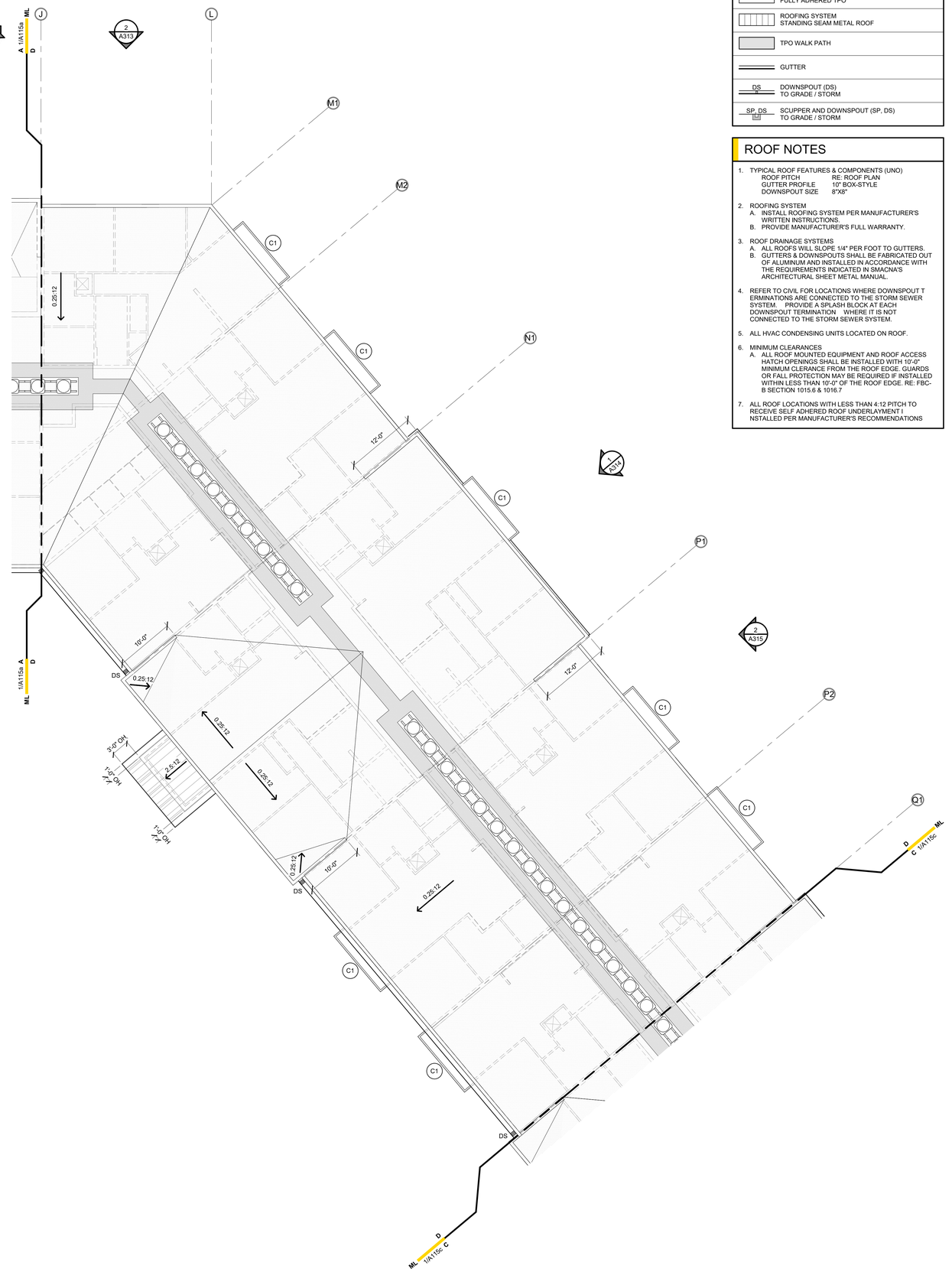


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KEY WEST, FLORIDA
PROJECT NUMBER: 25-0008

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
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ROOF NOTES

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   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

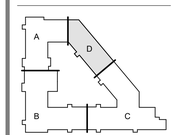
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904.253.3928
ARCHITECTURE@BOLDLINE.DESIGN

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ISSUES & REVISIONS

#	DATE	DESCRIPTION
1	11.17.25	PROGRESS SET

VESTCOR TRUMBO



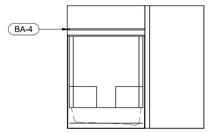
DRAWN BY: JAS
CHECKED BY: JBB
VESTCOR TRUMBO
KEY WEST, FLORIDA
PROJECT NUMBER: 25-0008

ROOF PLAN - AREA D

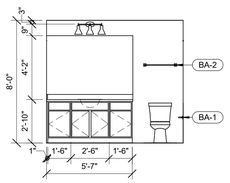
A115d

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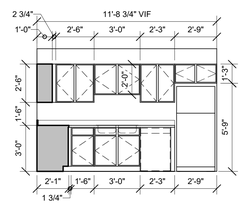
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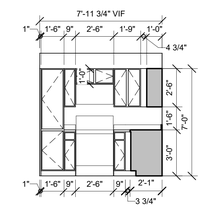
8 UNIT A1 - BATH TUB WALL
1/4" = 1'-0"



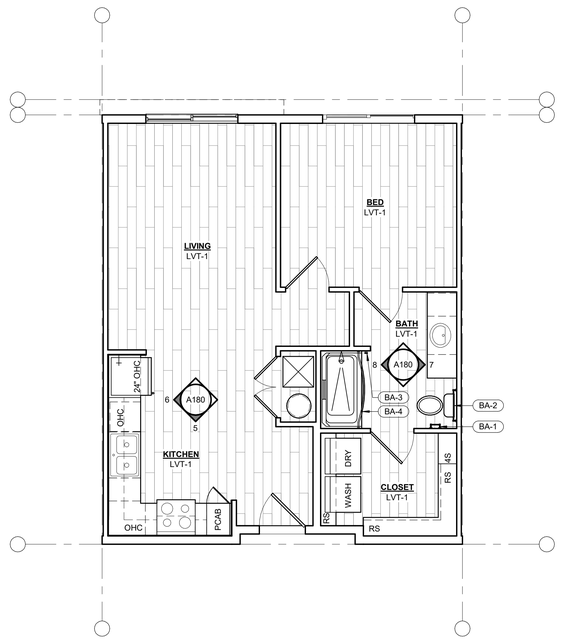
7 UNIT A1 - BATH VANITY WALL
1/4" = 1'-0"



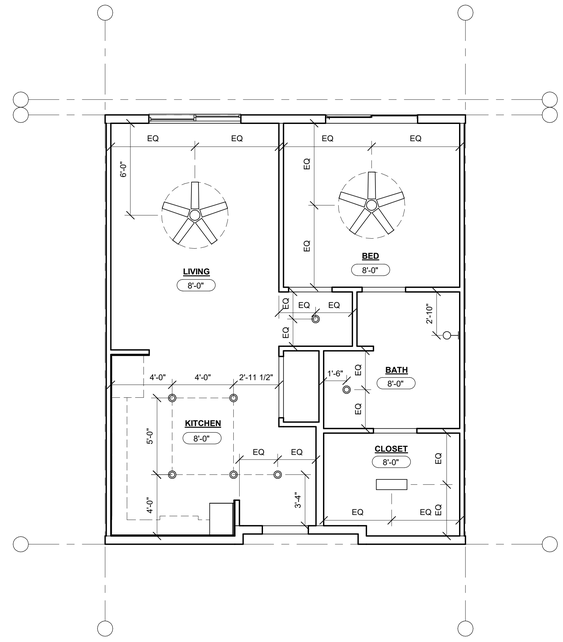
6 UNIT A1 - KITCHEN SINK WALL
1/4" = 1'-0"



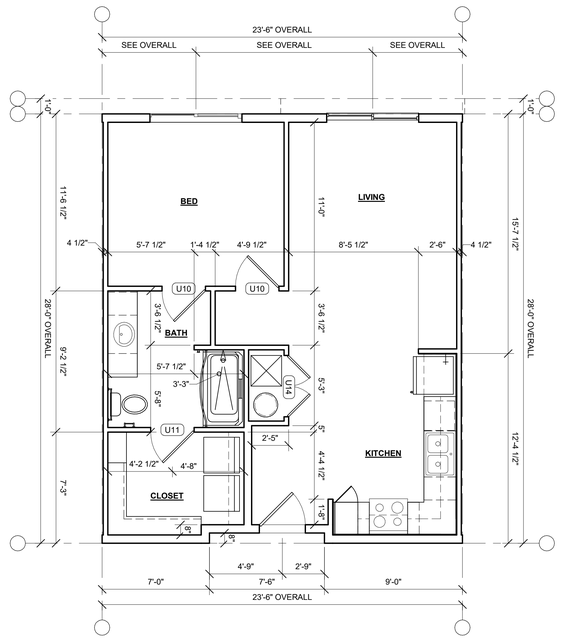
5 UNIT A1 - KITCHEN OVEN WALL
1/4" = 1'-0"



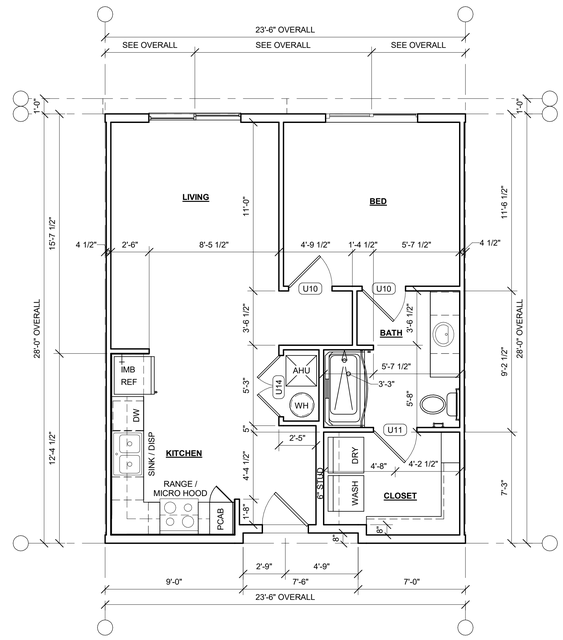
4 UNIT A1 - INTERIOR REFERENCE PLAN
1/4" = 1'-0"



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"

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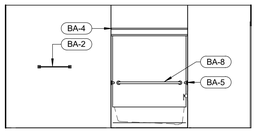
VESTCOR TRUMBO

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

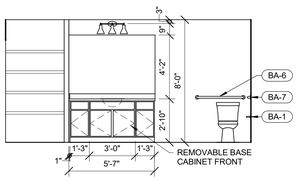
UNIT A1

A180

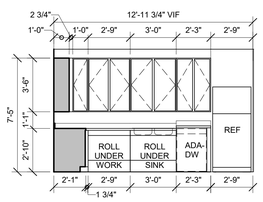
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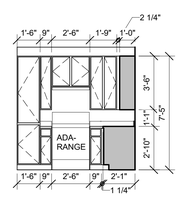
8 UNIT A1a - BATH TUB WALL
1/4" = 1'-0"



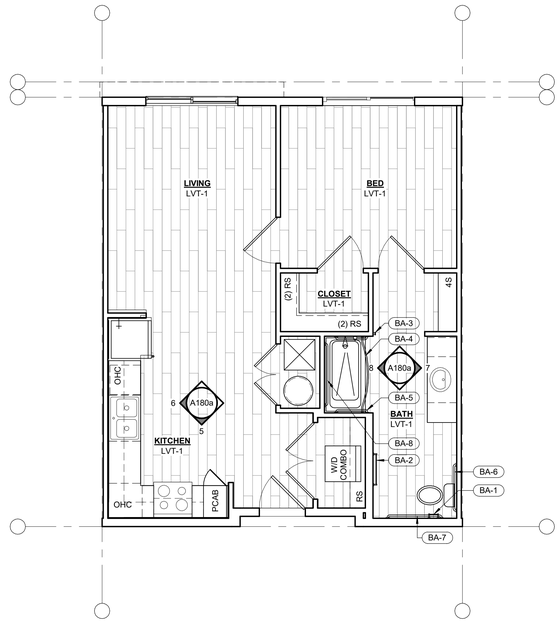
7 UNIT A1a - BATH VANITY WALL
1/4" = 1'-0"



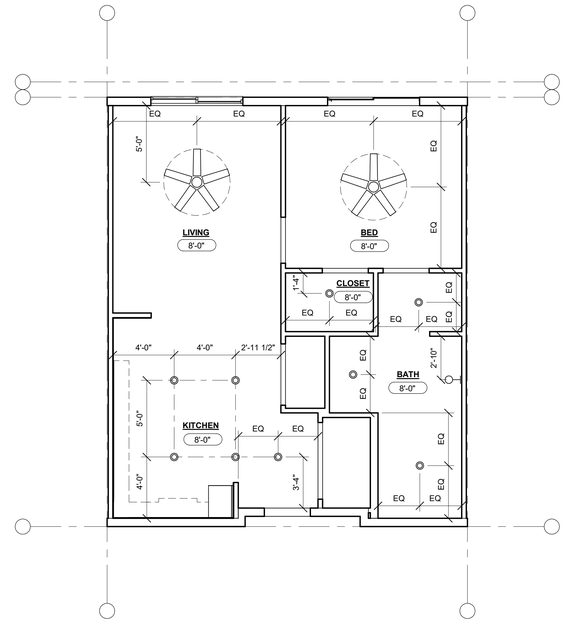
6 UNIT A1a - KITCHEN SINK WALL
1/4" = 1'-0"



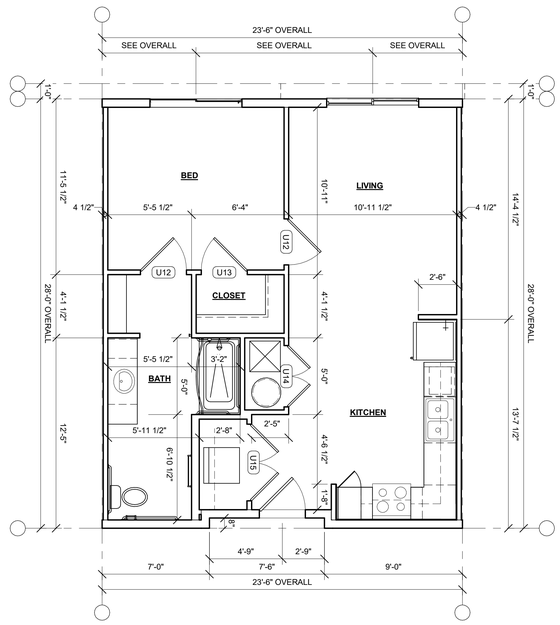
5 UNIT A1a - KITCHEN OVEN WALL
1/4" = 1'-0"



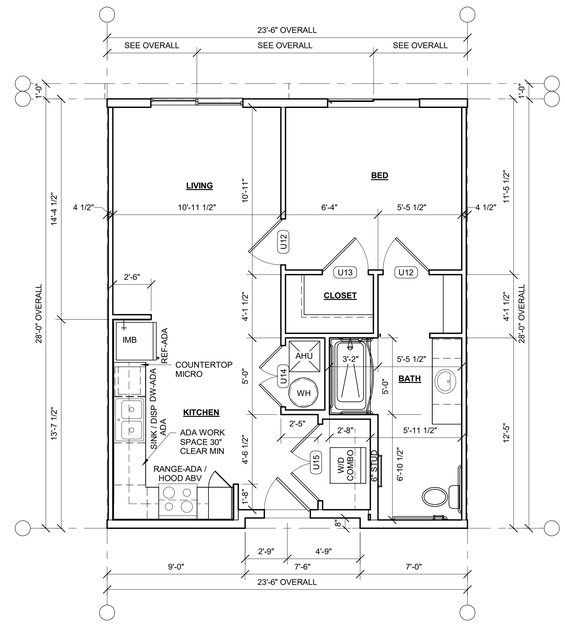
4 UNIT A1a - INTERIOR REFERENCE PLAN
1/4" = 1'-0"



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"

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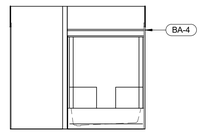
VESTCOR TRUMBO

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

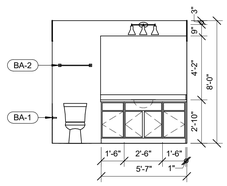
UNIT A1a

A180a

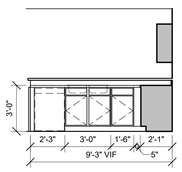
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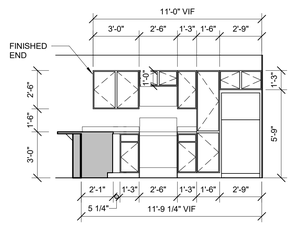
7 UNIT A2 - BATH TUB WALL
1/4" = 1'-0"



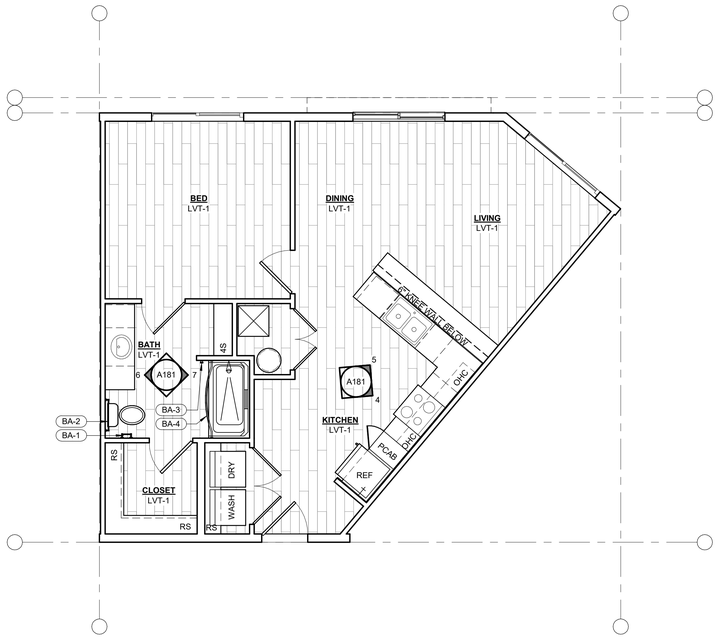
6 UNIT A2 - BATH VANITY WALL
1/4" = 1'-0"



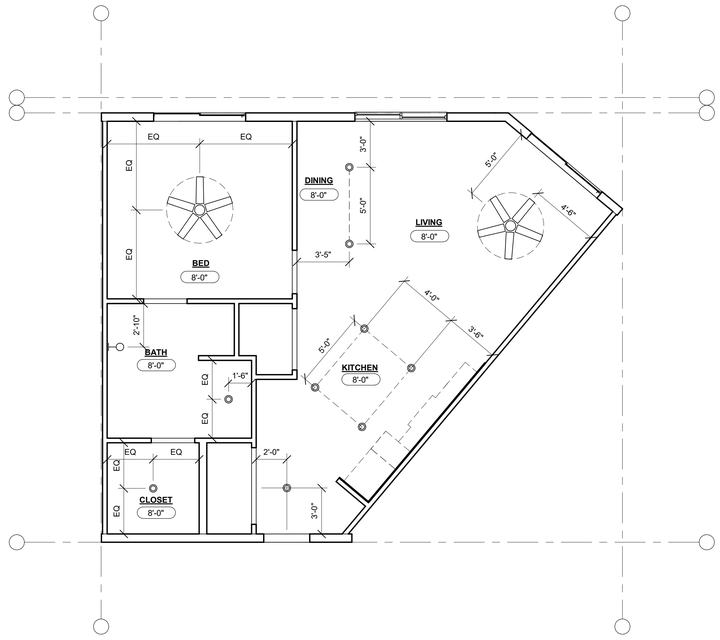
5 UNIT A2 - KITCHEN SINK KNEE WALL
1/4" = 1'-0"



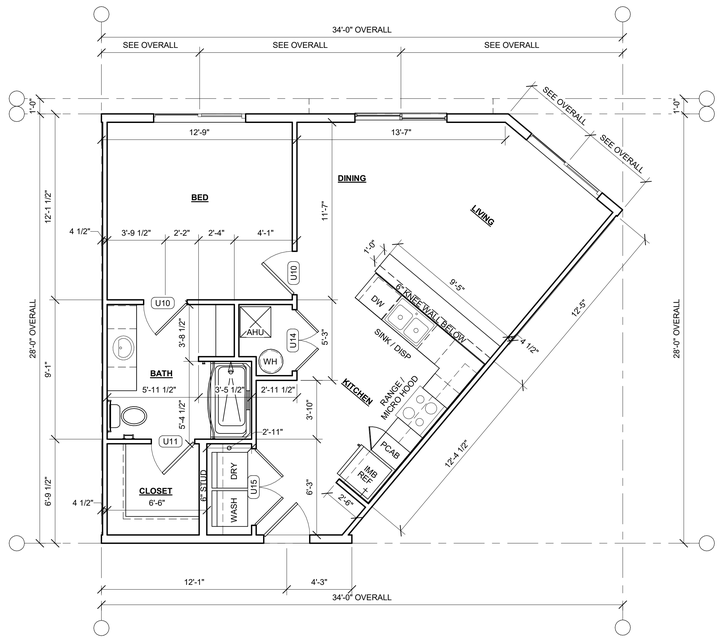
4 UNIT A2 - KITCHEN OVEN WALL
1/4" = 1'-0"



3 UNIT A2 - INTERIOR REFERENCE PLAN
1/4" = 1'-0"



2 UNIT A2 - REFLECTED CEILING PLAN
1/4" = 1'-0"



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

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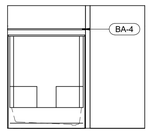
VESTCOR TRUMBO

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

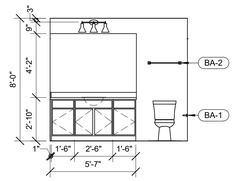
UNIT A2

A181

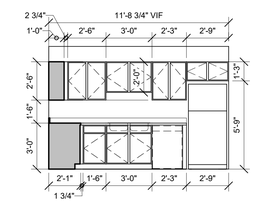
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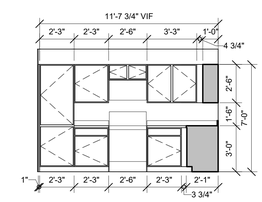
7 UNIT A3 - BATH TUB WALL
1/4" = 1'-0"



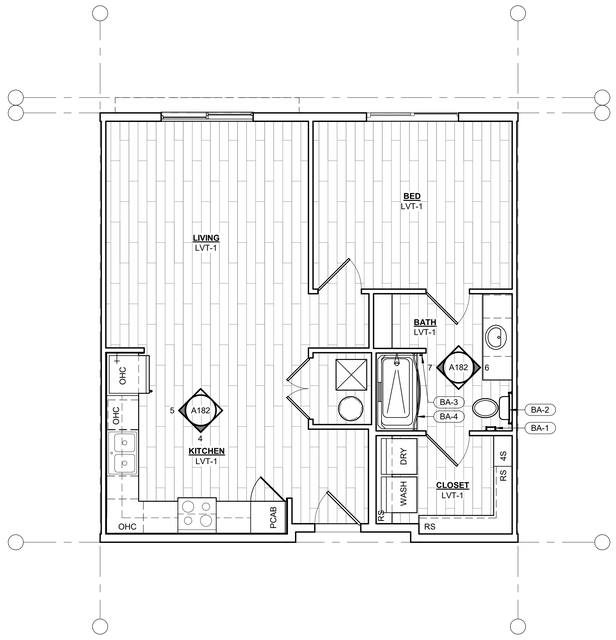
6 UNIT A3 - BATH VANITY WALL
1/4" = 1'-0"



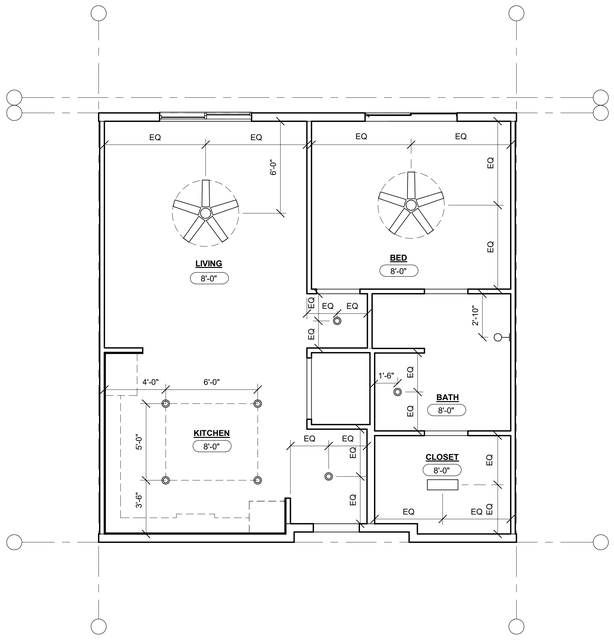
5 UNIT A3 - KITCHEN SINK WALL
1/4" = 1'-0"



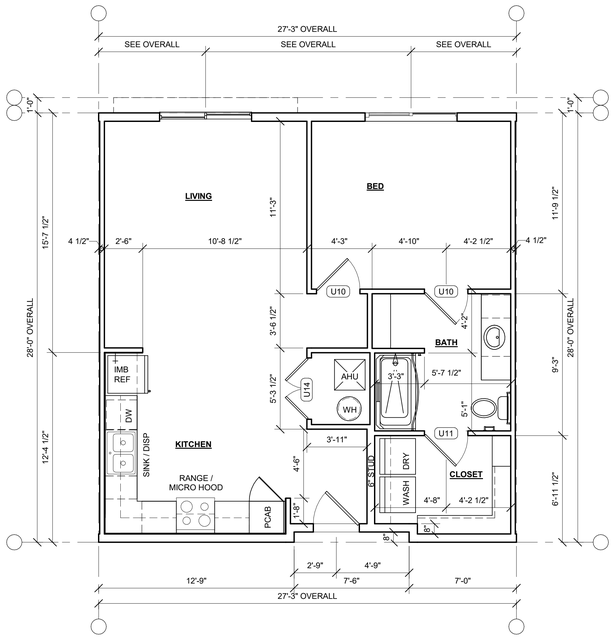
4 UNIT A3 - KITCHEN OVEN WALL
1/4" = 1'-0"



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"

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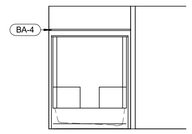
#	DATE	DESCRIPTION
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VESTCOR TRUMBO

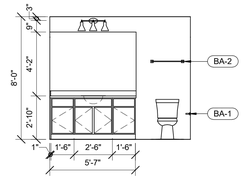
DRAWN BY: JAS
CHECKED BY: JBB
VESTCOR TRUMBO
KEY WEST, FLORIDA
PROJECT NUMBER: 25-0008

UNIT A3

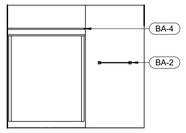
A182



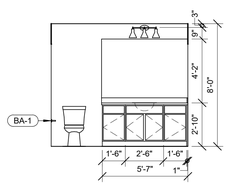
10 UNIT B1 - BATH 2 TUB WALL
1/4" = 1'-0"



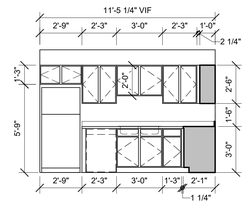
9 UNIT B1 - BATH 2 VANITY WALL
1/4" = 1'-0"



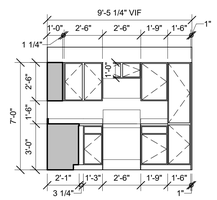
8 UNIT B1 - BATH 1 SHOWER WALL
1/4" = 1'-0"



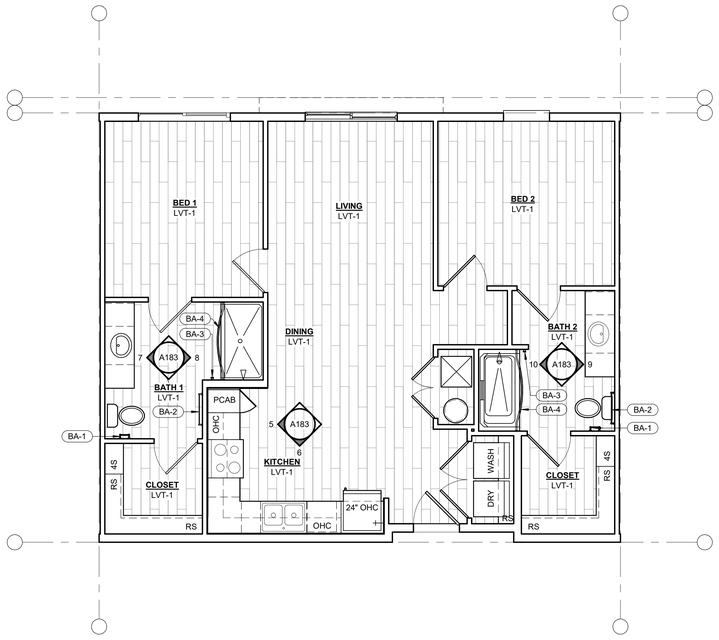
7 UNIT B1 - BATH 1 VANITY WALL
1/4" = 1'-0"



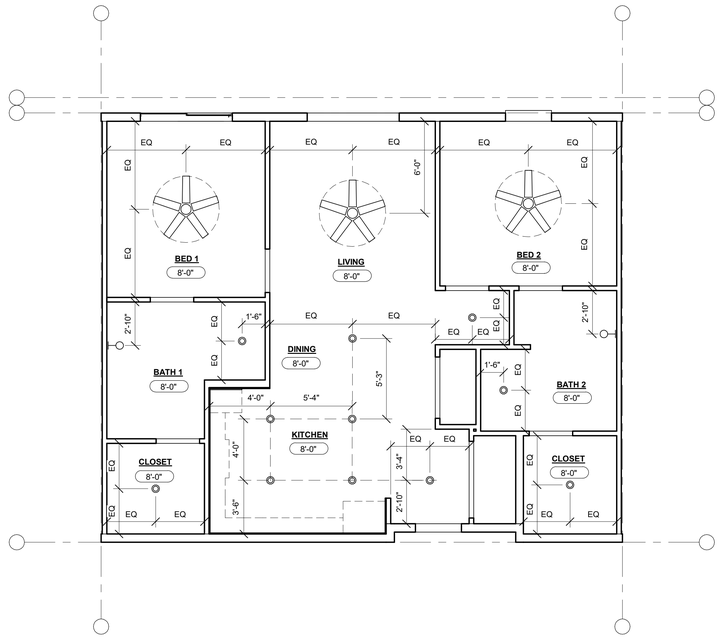
6 UNIT B1 - KITCHEN SINK WALL
1/4" = 1'-0"



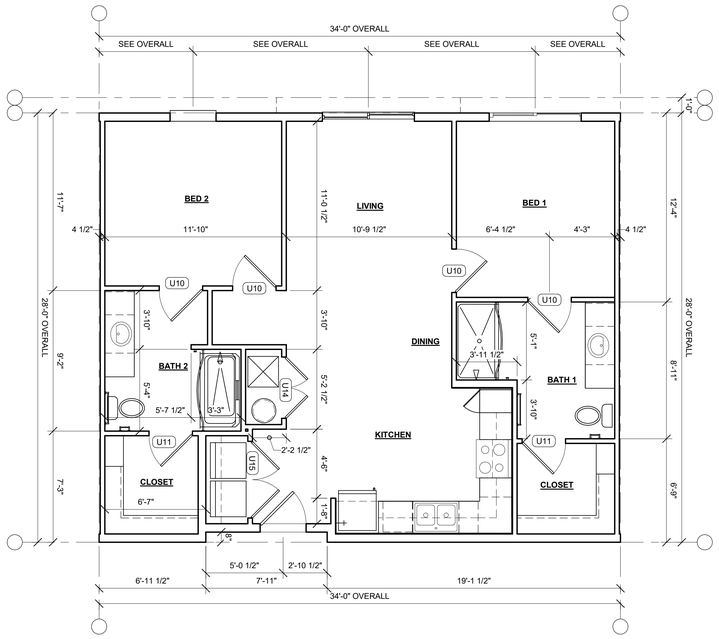
5 UNIT B1 - KITCHEN OVEN WALL
1/4" = 1'-0"



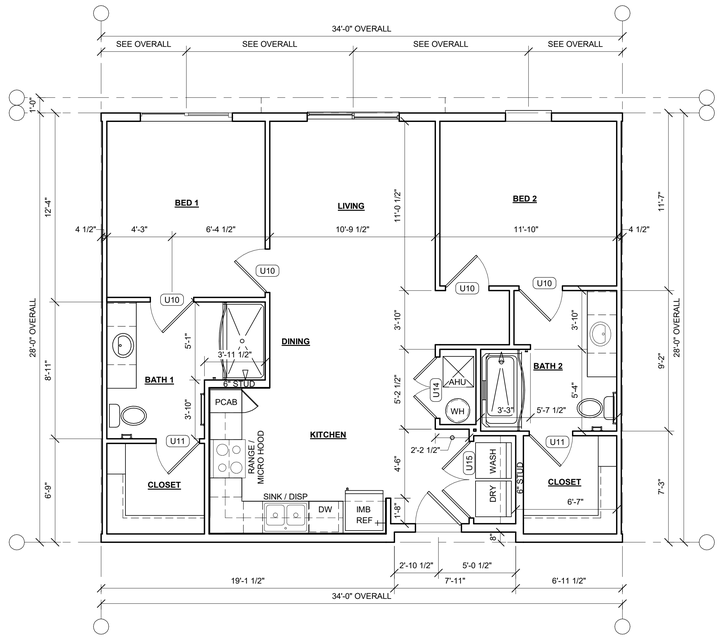
4 UNIT B1 - INTERIOR REFERENCE PLAN
1/4" = 1'-0"



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"

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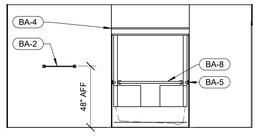
#	DATE	DESCRIPTION
1	11.17.25	PROGRESS SET

VESTCOR TRUMBO

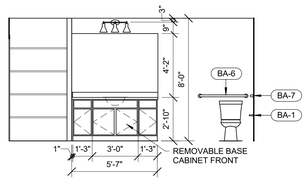
DRAWN BY: JAS
CHECKED BY: JBB
VESTCOR TRUMBO
KEY WEST, FLORIDA
PROJECT NUMBER: 25-0008

UNIT B1

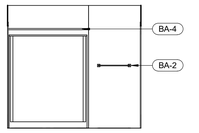
A183



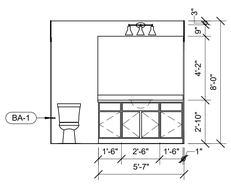
10 UNIT B1a - BATH 2 TUB WALL
1/4" = 1'-0"



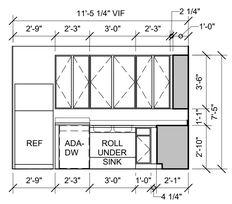
9 UNIT B1a - BATH 2 VANITY WALL
1/4" = 1'-0"



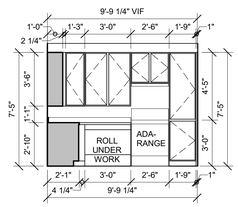
8 UNIT B1a - BATH 1 SHOWER WALL
1/4" = 1'-0"



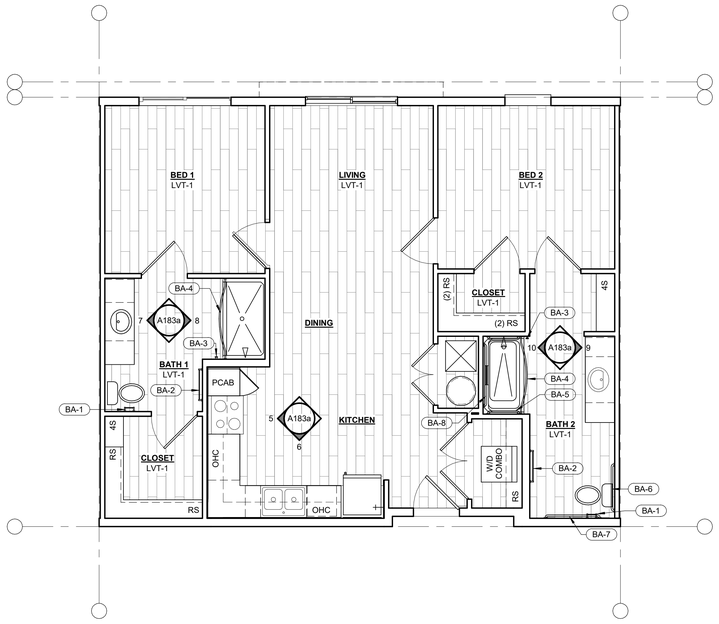
7 UNIT B1a - BATH 1 VANITY WALL
1/4" = 1'-0"



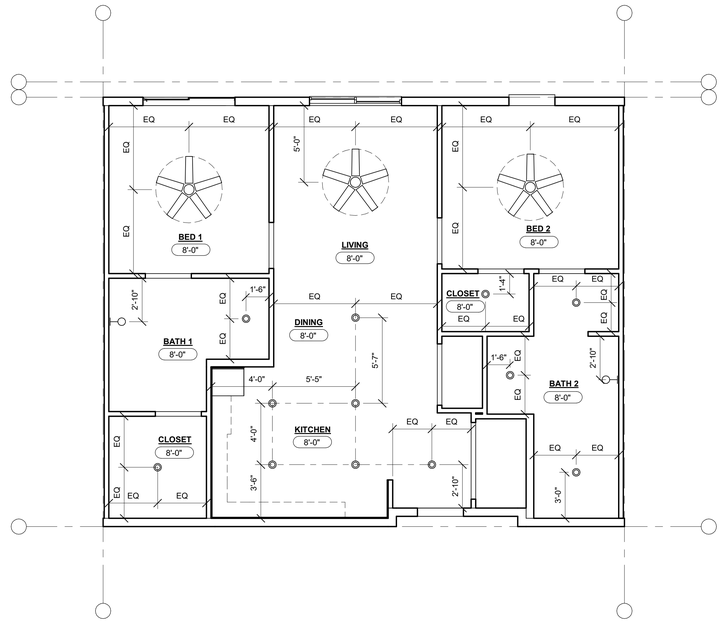
6 UNIT B1a - KITCHEN SINK WALL
1/4" = 1'-0"



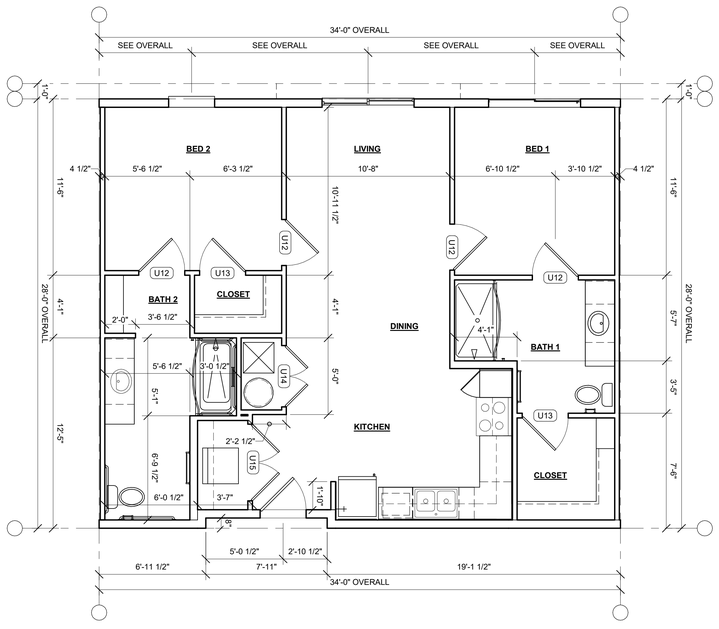
5 UNIT B1a - KITCHEN OVEN WALL
1/4" = 1'-0"



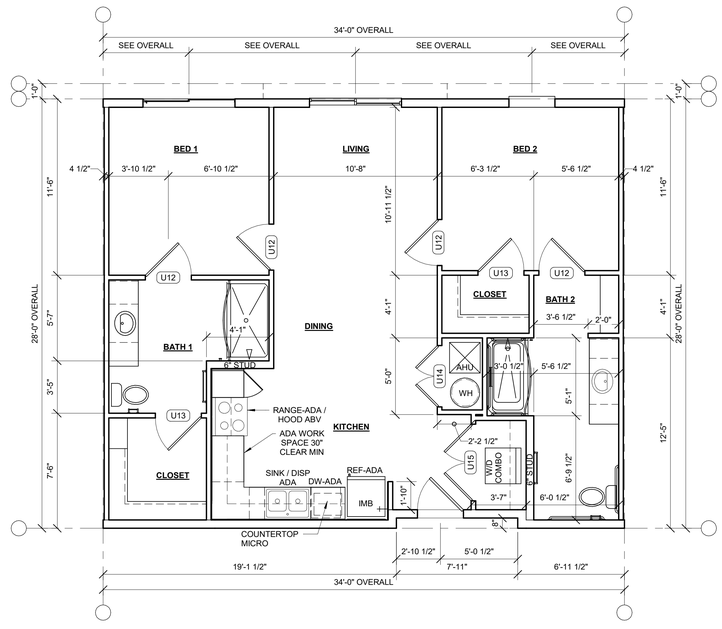
4 UNIT B1a - INTERIOR REFERNCE PLAN
1/4" = 1'-0"



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



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



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

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1	11.17.25	PROGRESS SET

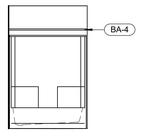
VESTCOR TRUMBO

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

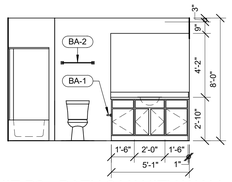
UNIT B1a

A183a

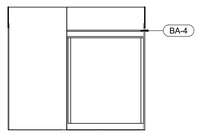
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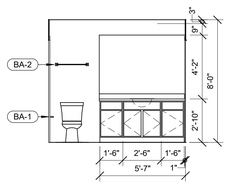
9 UNIT B2 - BATH 2 TUB WALL
1/4" = 1'-0"



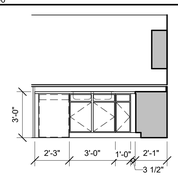
8 UNIT B2 - BATH 2 VANITY WALL
1/4" = 1'-0"



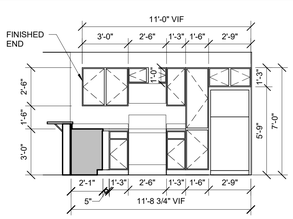
7 UNIT B2 - BATH 1 SHOWER WALL
1/4" = 1'-0"



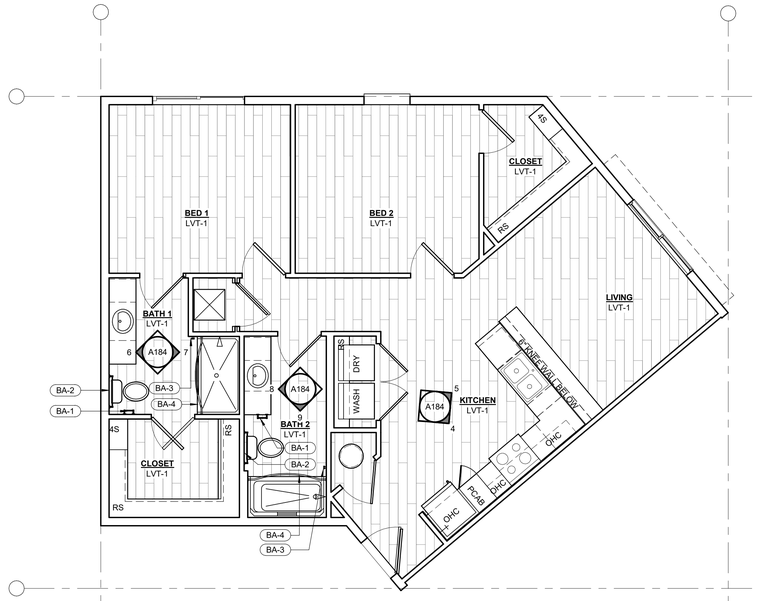
6 UNIT B2 - BATH 1 VANITY WALL
1/4" = 1'-0"



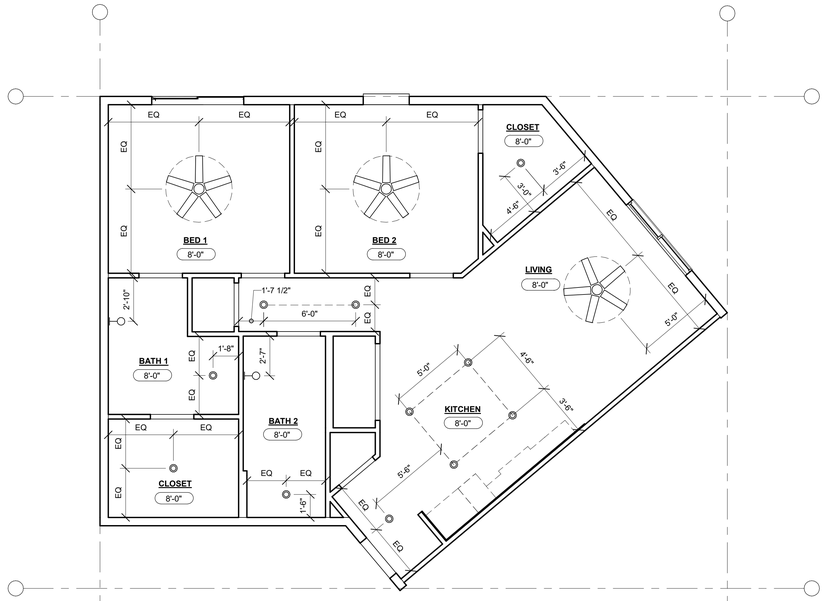
5 UNIT B2 - KITCHEN SINK KNEE WALL
1/4" = 1'-0"



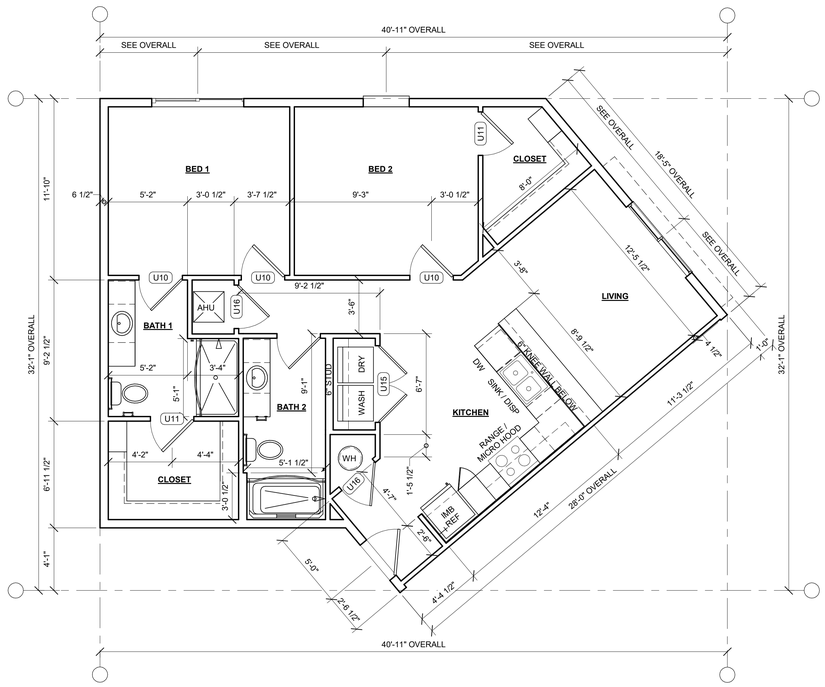
4 UNIT B2 - KITCHEN OVEN WALL
1/4" = 1'-0"



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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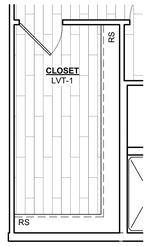
#	DATE	DESCRIPTION
1	11.17.25	PROGRESS SET

VESTCOR TRUMBO

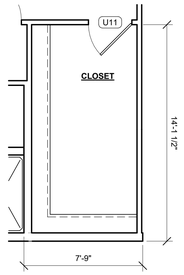
DRAWN BY: JAS
CHECKED BY: JBB
VESTCOR TRUMBO
KEY WEST, FLORIDA
PROJECT NUMBER: 25-0008

UNIT B2

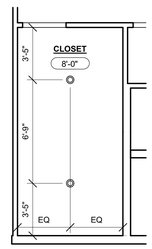
A184



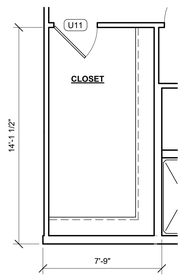
14 UNIT C2 - INTERIOR REFERENCE PLAN
1/4" = 1'-0"



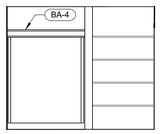
13 UNIT C2 - REVERSE FRAMING PLAN - CLOSET
1/4" = 1'-0"



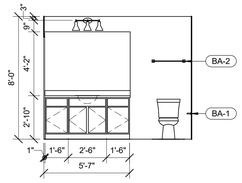
12 UNIT C2 - REFLECTED CEILING PLAN - CLOSET
1/4" = 1'-0"



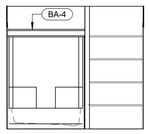
11 UNIT C2 - FLOOR PLAN - CLOSET
1/4" = 1'-0"



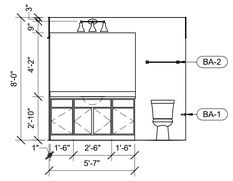
10 UNIT C1 & C2- BATH 2 SHOWER WALL
1/4" = 1'-0"



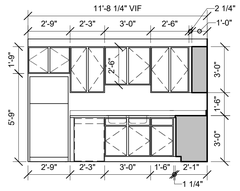
9 UNIT C1 & C2 - BATH 2 VANITY WALL
1/4" = 1'-0"



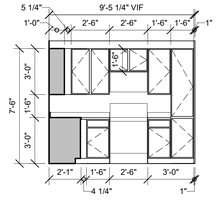
8 UNIT C1 & C2 - BATH 1 TUB WALL
1/4" = 1'-0"



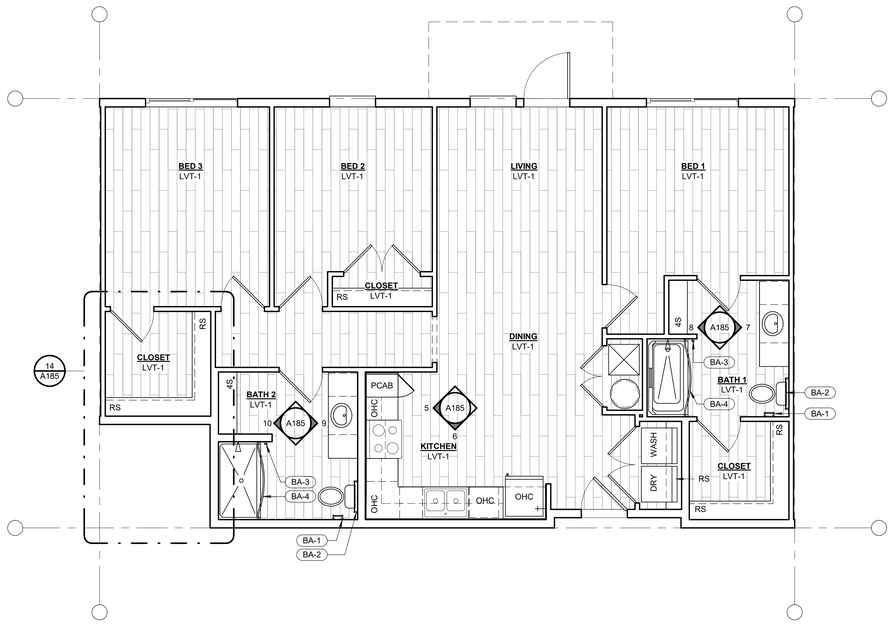
7 UNIT C1 & C2 - BATH 1 VANITY WALL
1/4" = 1'-0"



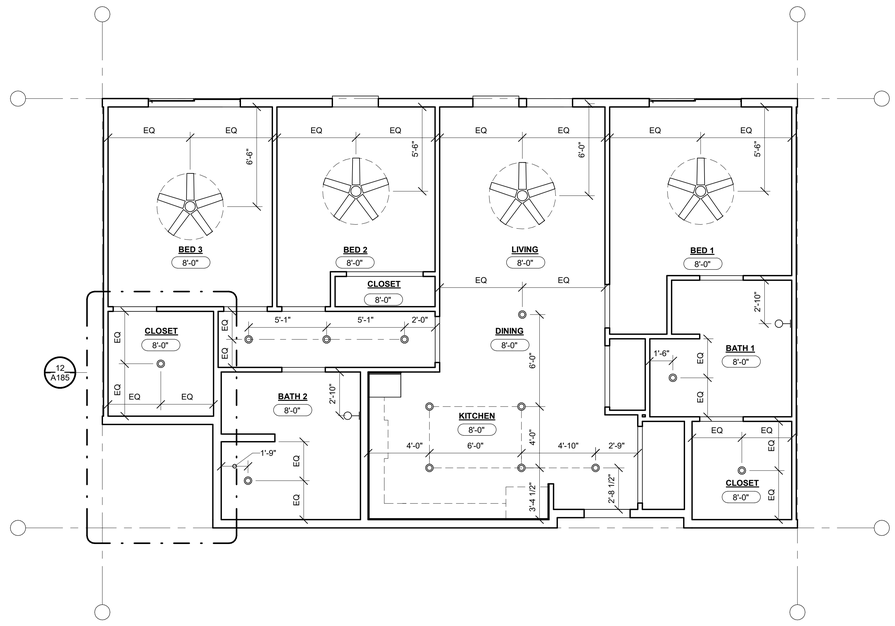
6 UNIT C1 & C2 - KITCHEN SINK WALL
1/4" = 1'-0"



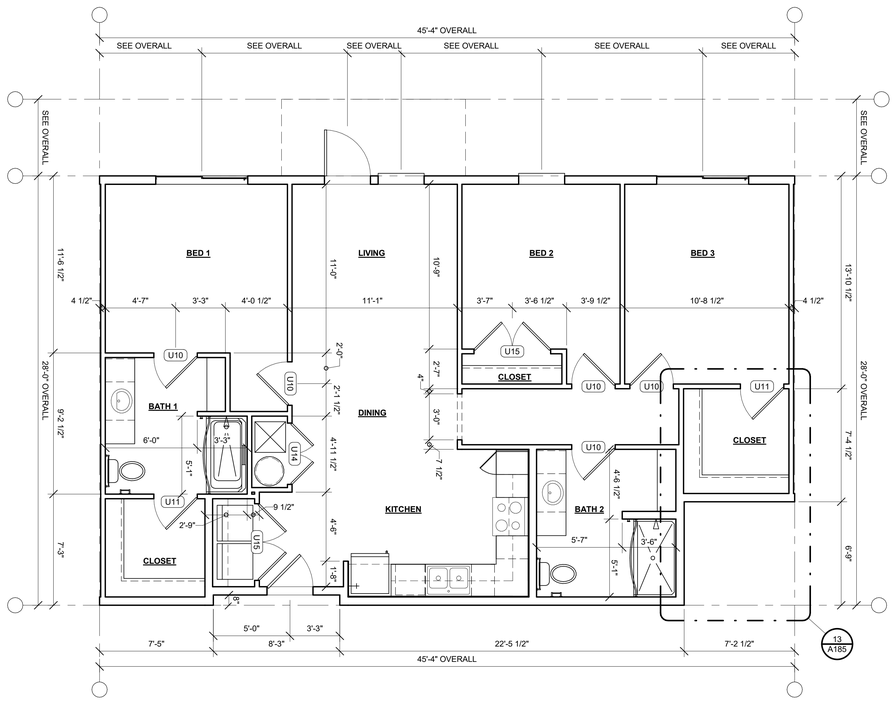
5 UNIT C1 & C2 - KITCHEN OVEN WALL
1/4" = 1'-0"



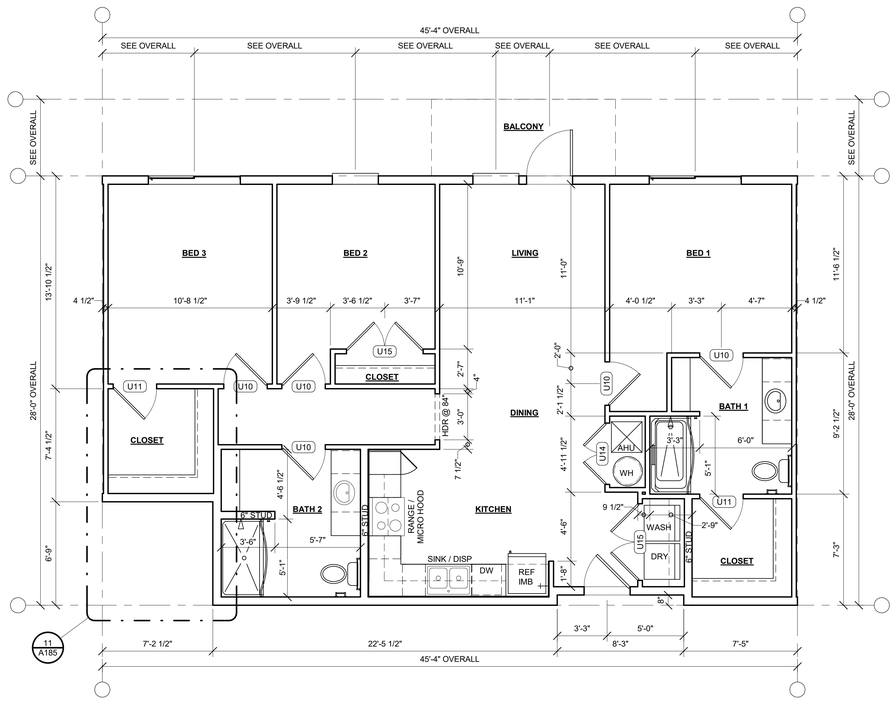
4 UNIT C1 - INTERIOR REFERENCE PLAN
1/4" = 1'-0"



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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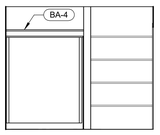
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1	11.17.25	PROGRESS SET

VESTCOR TRUMBO

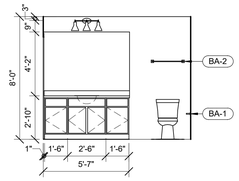
DRAWN BY: JAS
CHECKED BY: JBB
VESTCOR TRUMBO
KEY WEST, FLORIDA
PROJECT NUMBER: 25-0008

UNIT C1 AND C2

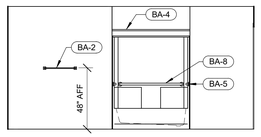
A185



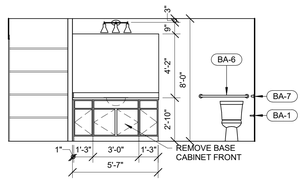
10 UNIT C1a - BATH 2 SHOWER WALL
1/4" = 1'-0"



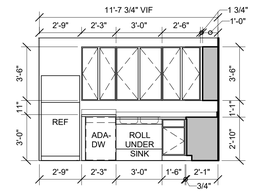
9 UNIT C1a - BATH 2 VANITY WALL
1/4" = 1'-0"



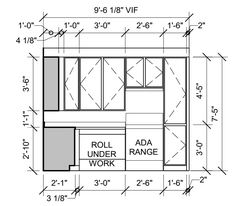
8 UNIT C1a - BATH 1 TUB WALL
1/4" = 1'-0"



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



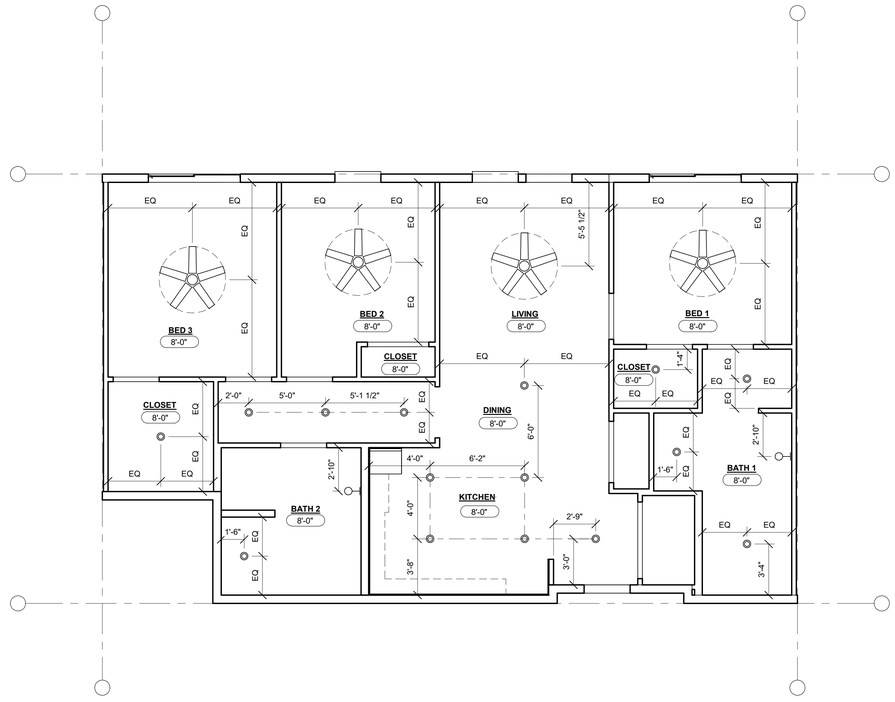
6 UNIT C1a - KITCHEN SINK WALL
1/4" = 1'-0"



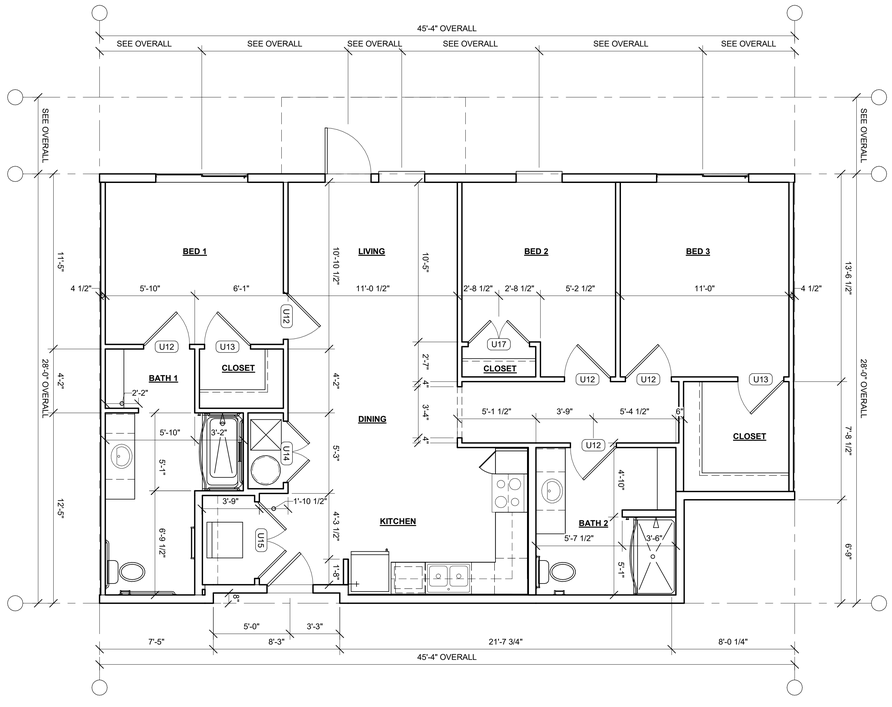
5 UNIT C1a - KITCHEN OVEN WALL
1/4" = 1'-0"



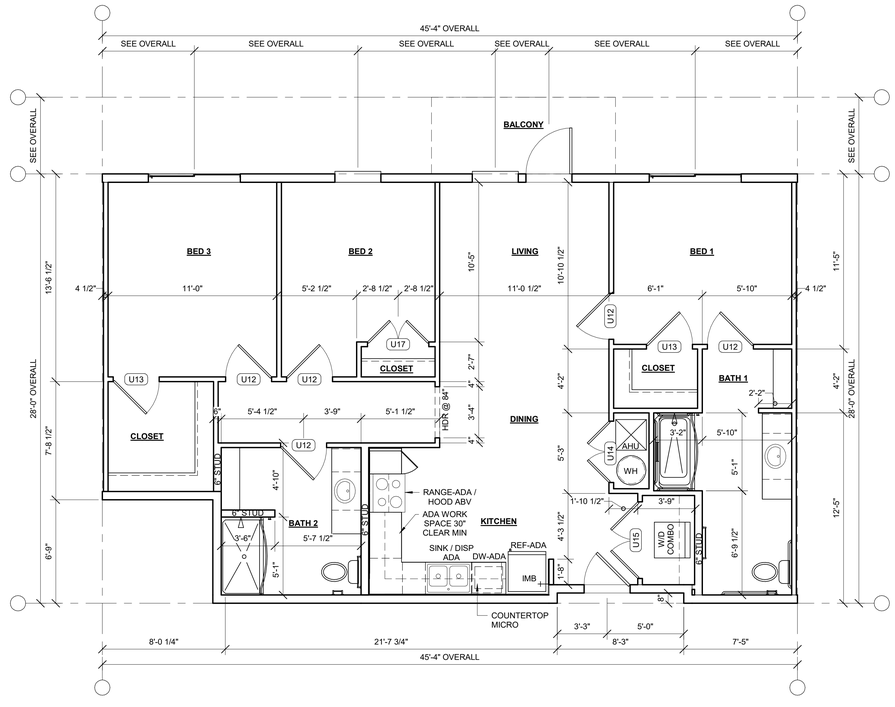
4 UNIT C1a - INTERIOR REFERENCE PLAN
1/4" = 1'-0"



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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bld architecture

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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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bld architecture

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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 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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#	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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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

A311

MATERIAL LEGEND

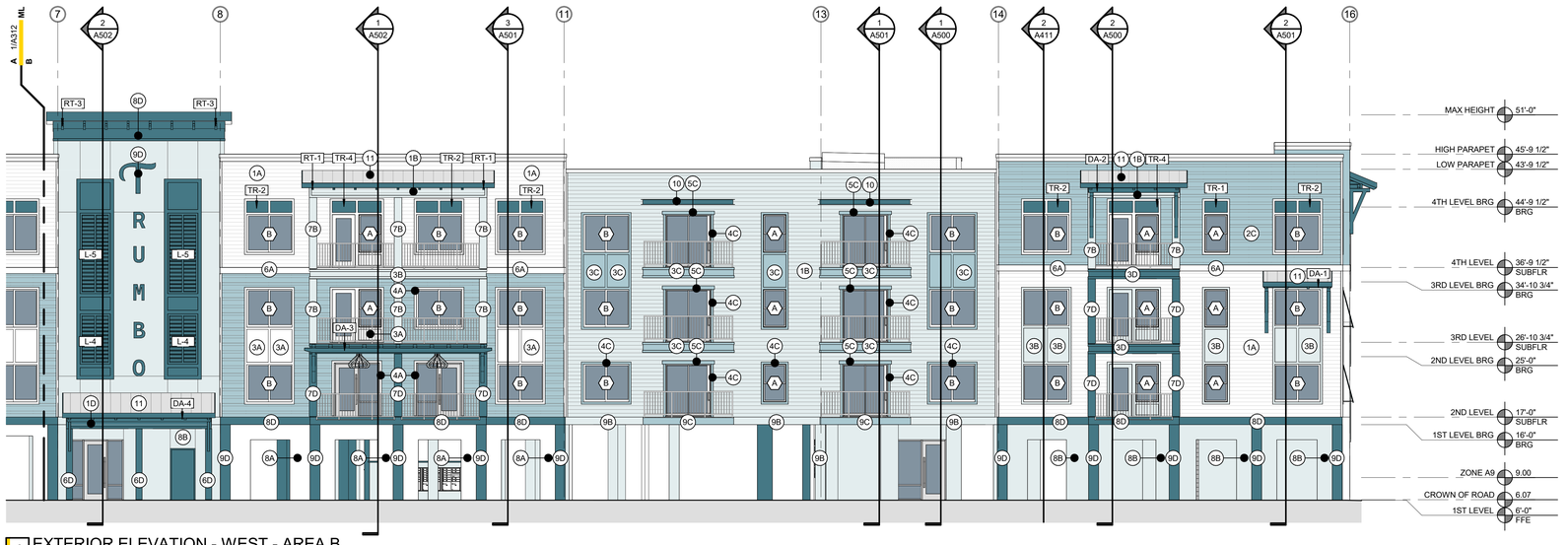
1	FC SMOOTH LAP SIDING - 6" EXPOSURE
2	FC SMOOTH LAP SIDING - ALTERNATING 4" & 8" EXPOSURE
3	FC SMOOTH PANEL & FC 1X4 TRIM
4	FC 1X4 TRIM
5	FC 1X6 TRIM
6	FC 1X10 TRIM
7	FC 1X4 FOAM TRIM
8	STUCCO
9	PAINTED CONCRETE
10	PRE-ENGINEERED ALUMINUM CANOPY
11	STANDING SEAM METAL ROOF
12	SINAGE BY OTHERS

EXTERIOR COLORS

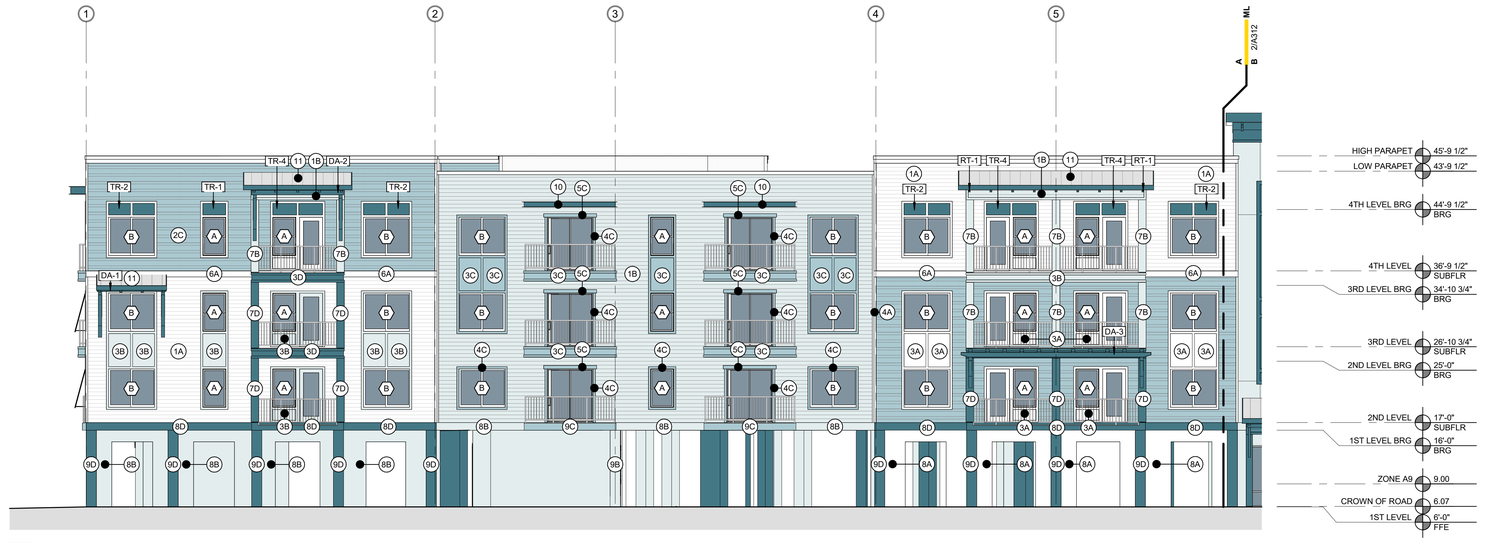
A	SW 7005 PURE WHITE
B	SW 6498 BYTE BLUE
C	SW 6500 OPEN SEAS
D	SW 6503 BOSPORUS
E	RAL 5009 AZURBLAU

MATERIAL & COLOR NOTES

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c. TRIM COLOR TO BE CONSISTENT WITH TRANSITIONS, UNO.



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

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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

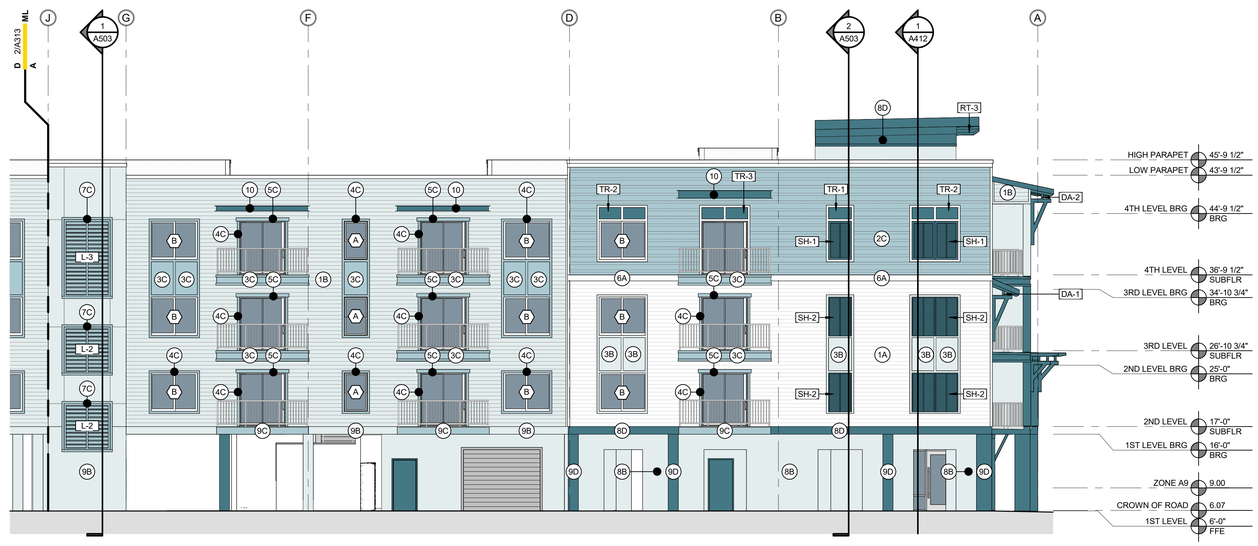
A	SW 7005 PURE WHITE
B	SW 6498 BYTE BLUE
C	SW 6500 OPEN SEAS
D	SW 6503 BOSPORUS
E	RAL 5009 AZURBLAU

MATERIAL & COLOR NOTES

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



1 EXTERIOR ELEVATION - NORTH - 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

EXTERIOR ELEVATIONS

A313

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MATERIAL LEGEND

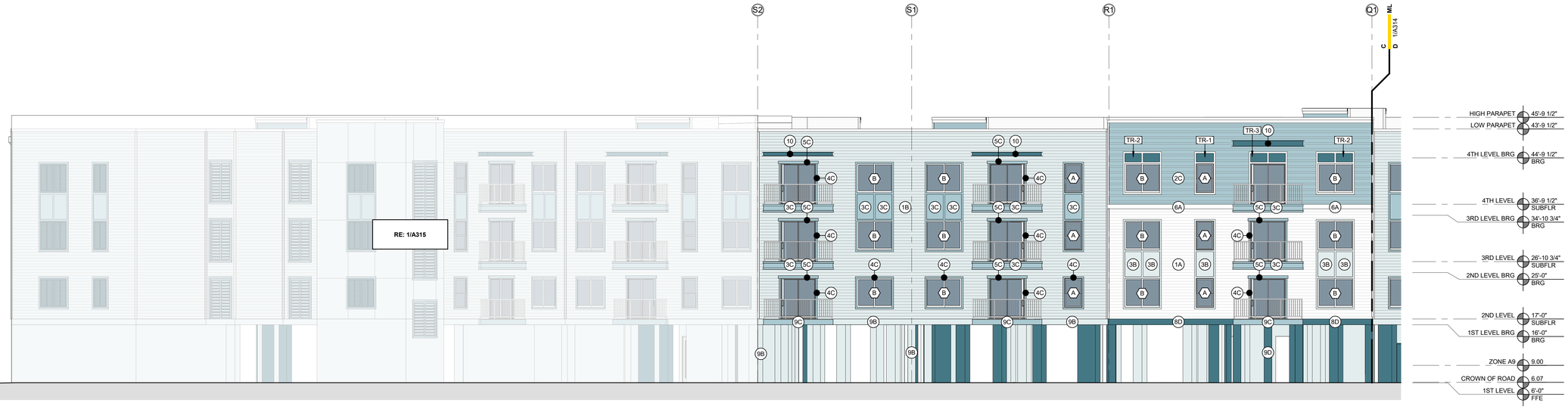
1	FC SMOOTH LAP SIDING - 6" EXPOSURE
2	FC SMOOTH LAP SIDING - ALTERNATING 4" & 8" EXPOSURE
3	FC SMOOTH PANEL & FC 1X4 TRIM
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5	FC 1X6 TRIM
6	FC 1X10 TRIM
7	FC 1X4 FOAM TRIM
8	STUCCO
9	PAINTED CONCRETE
10	PRE-ENGINEERED ALUMINUM CANOPY
11	STANDING SEAM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

EXTERIOR COLORS

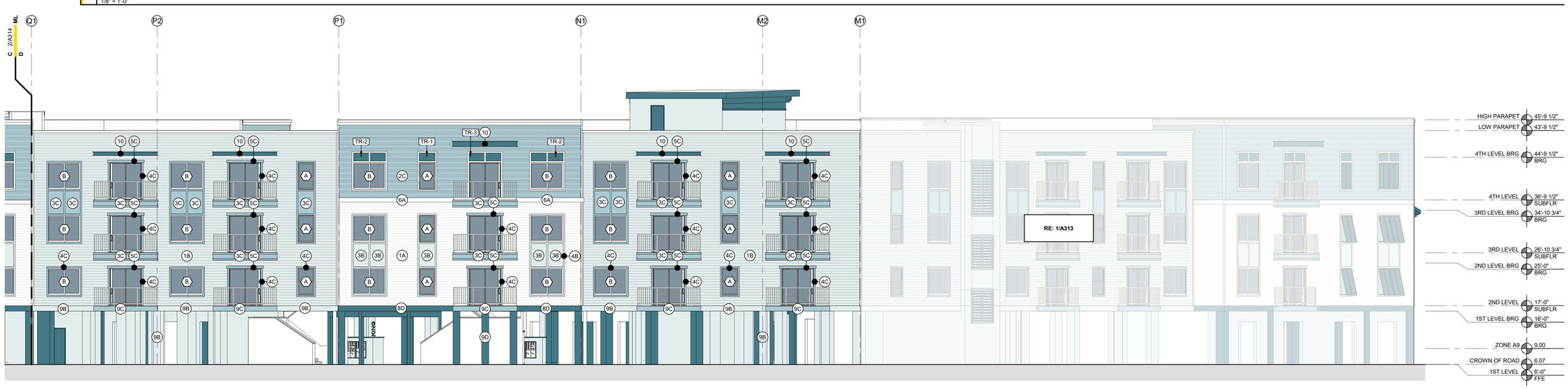
A	SW 7005 PURE WHITE
B	SW 6498 BYTE BLUE
C	SW 6500 OPEN SEAS
D	SW 6503 BOSPORUS
E	RAL 5009 AZURBLAU

MATERIAL & COLOR NOTES

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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

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MATERIAL LEGEND

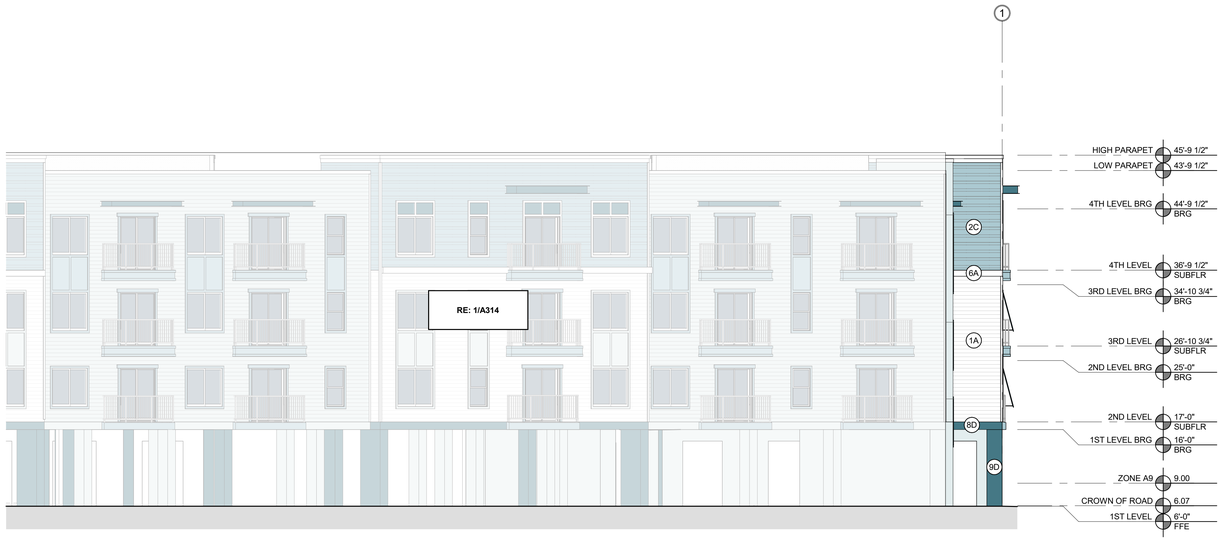
1	FC SMOOTH LAP SIDING - 6" EXPOSURE
2	FC SMOOTH LAP SIDING - ALTERNATING 4" & 8" EXPOSURE
3	FC SMOOTH PANEL & FC 1X4 TRIM
4	FC 1X4 TRIM
5	FC 1X6 TRIM
6	FC 1X10 TRIM
7	FC 1X4 FOAM TRIM
8	STUCCO
9	PAINTED CONCRETE
10	PRE-ENGINEERED ALUMINUM CANOPY
11	STANDING SEAM METAL ROOF
12	SINAGE BY OTHERS

EXTERIOR COLORS

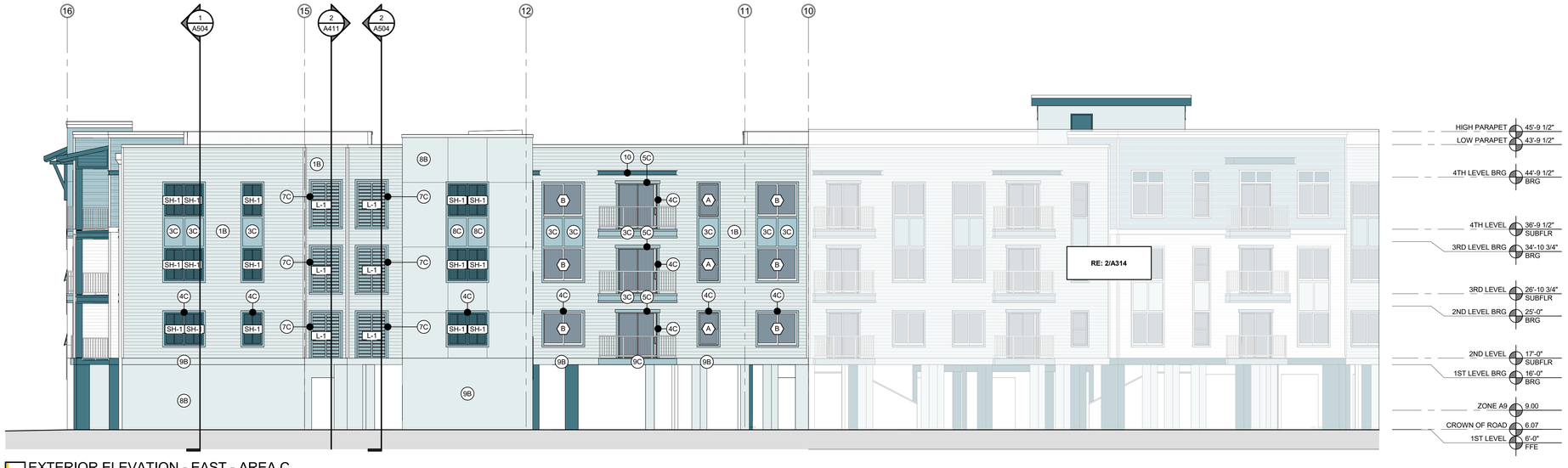
A	SW 7005 PURE WHITE
B	SW 6498 BYTE BLUE
C	SW 6500 OPEN SEAS
D	SW 6503 BOSPORUS
E	RAL 5009 AZURBLAU

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 - EAST - AREA D
1/8" = 1'-0"



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

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ARCHITECTURE@BOLDLINE.DESIGN

NOT FOR CONSTRUCTION

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

MATERIAL LEGEND

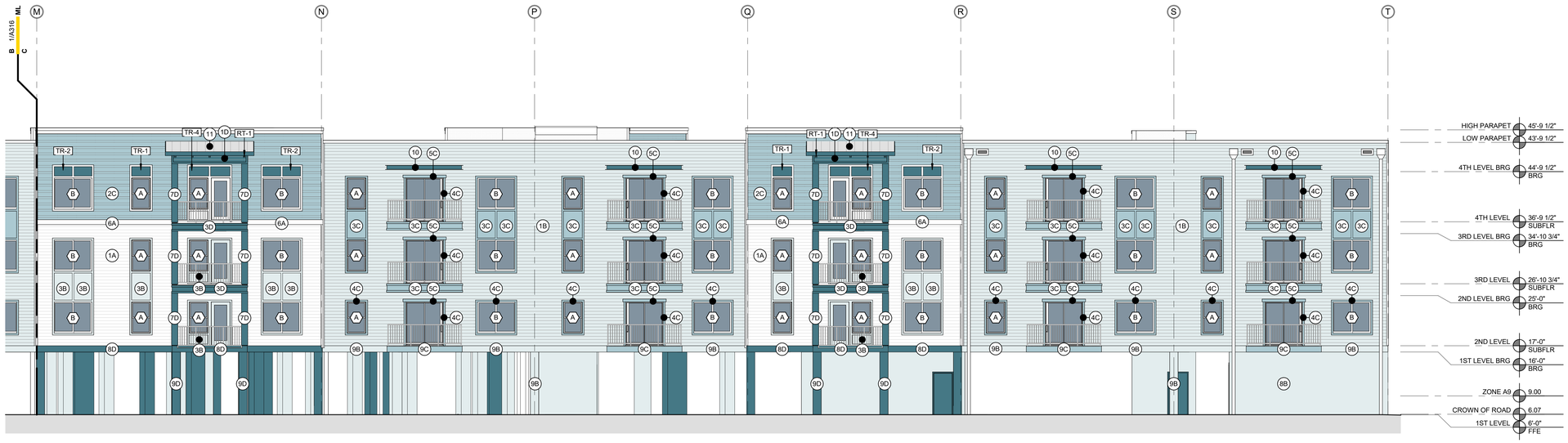
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7	FC 1X4 FOAM TRIM
8	STUCCO
9	PAINTED CONCRETE
10	PRE-ENGINEERED ALUMINUM CANOPY
11	STANDING SEAM METAL ROOF
12	SINAGE BY OTHERS

EXTERIOR COLORS

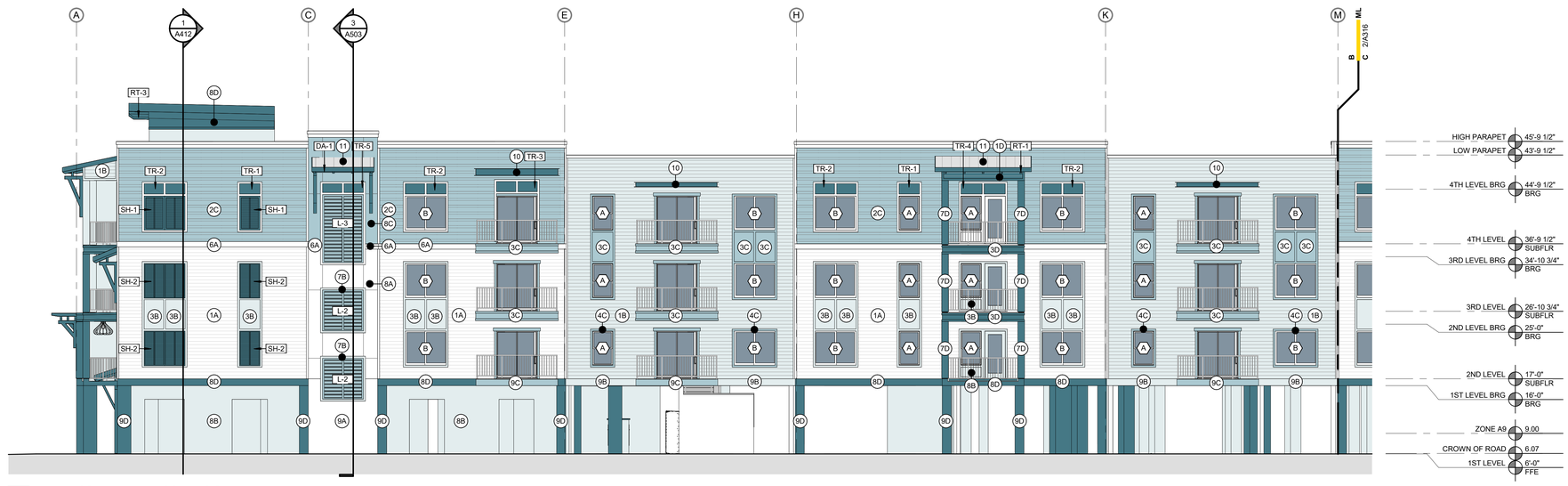
A	SW 7005 PURE WHITE
B	SW 6498 BYTE BLUE
C	SW 6500 OPEN SEAS
D	SW 6503 BOSPORUS
E	RAL 5009 AZURBLAU

MATERIAL & COLOR NOTES

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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

MATERIAL LEGEND

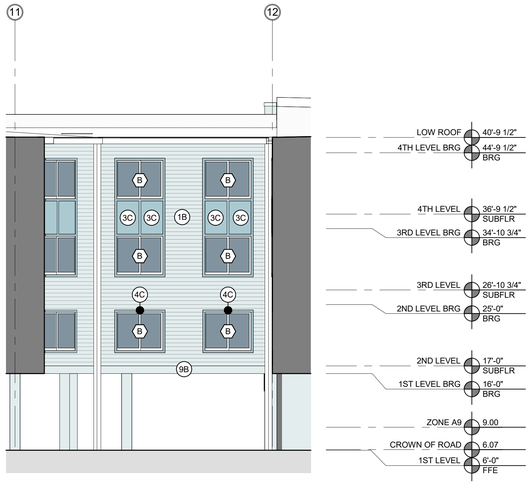
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EXTERIOR COLORS

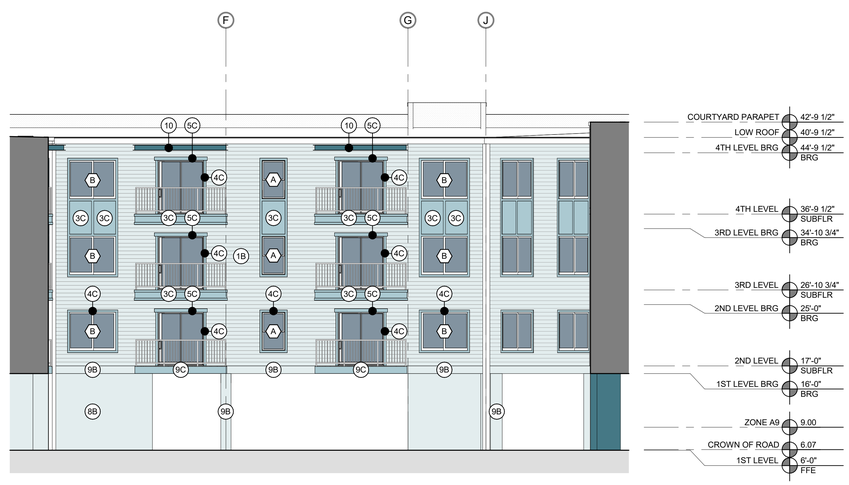
A	SW 7005 PURE WHITE
B	SW 6498 BYTE BLUE
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E	RAL 5009 AZURBLAU

MATERIAL & COLOR NOTES

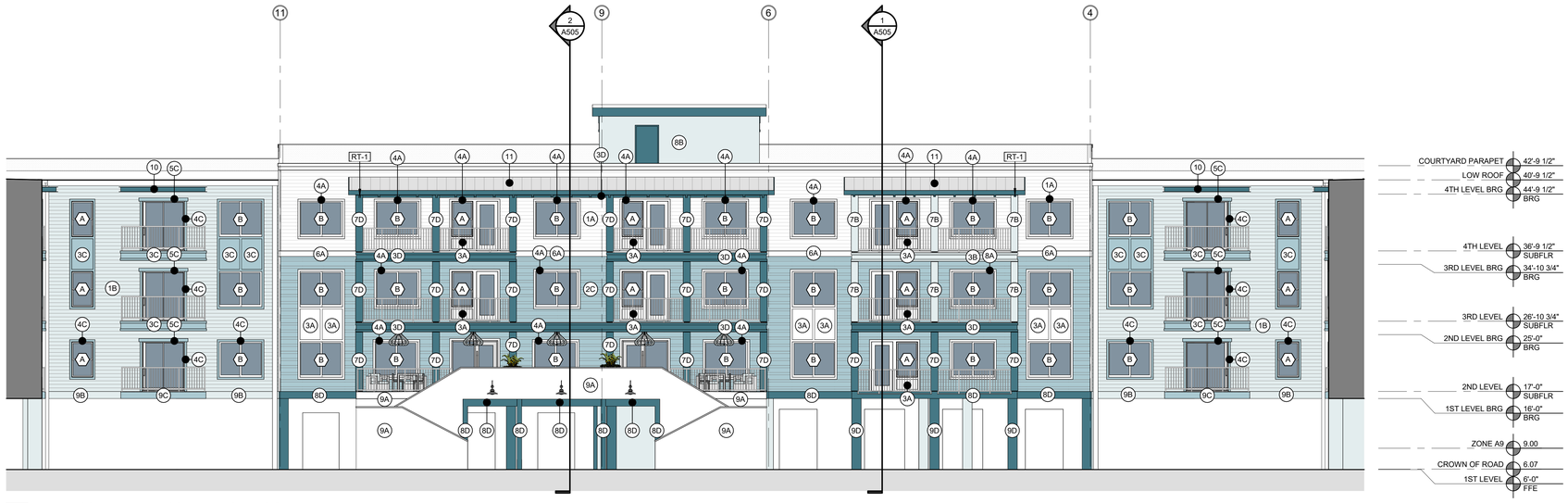
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4 EXTERIOR ELEVATION - WEST - COURTYARD
1/8" = 1'-0"



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

MATERIAL LEGEND

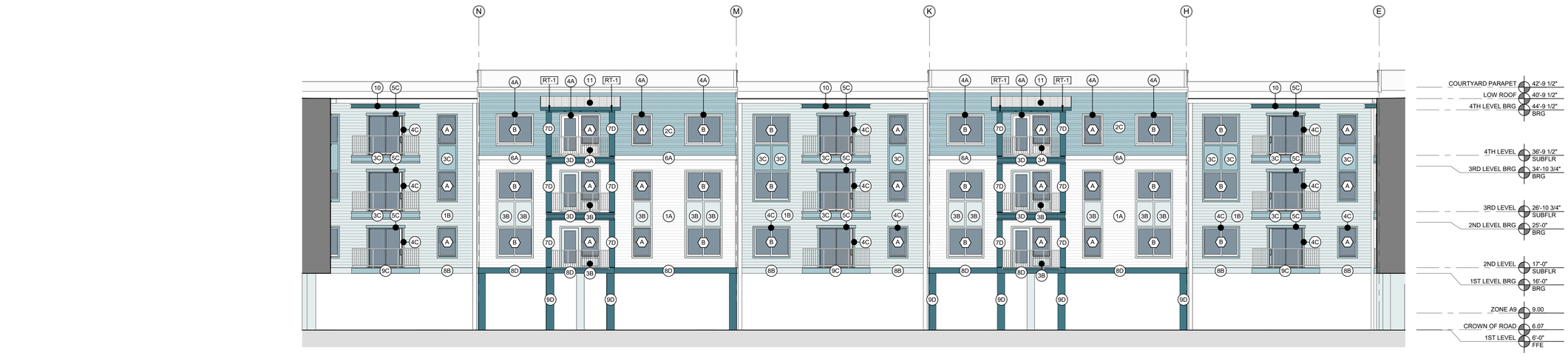
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EXTERIOR COLORS

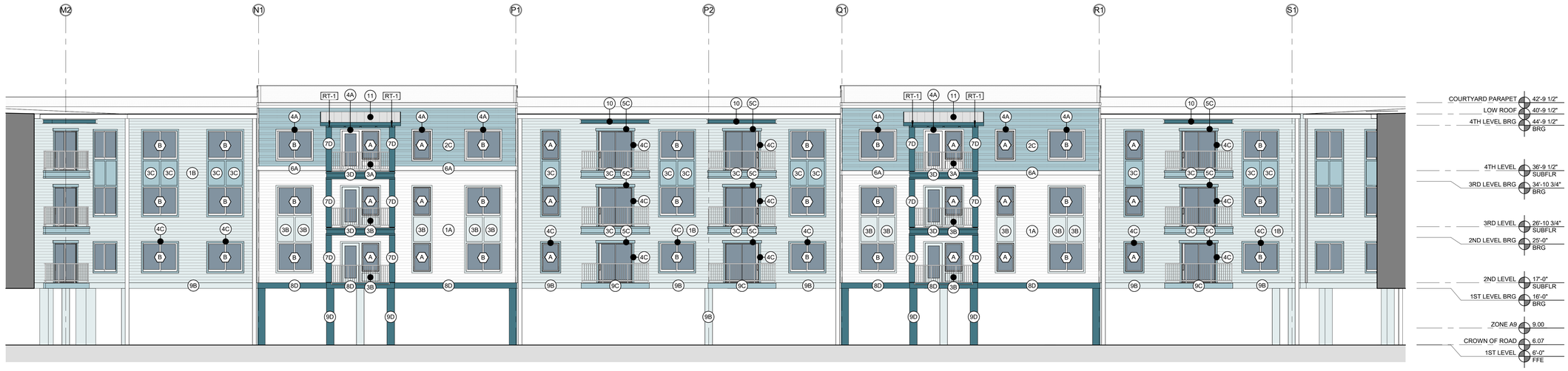
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E	RAL 5009 AZURBLAU

MATERIAL & COLOR NOTES

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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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904.253.3928

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ISSUES & REVISIONS

#	DATE	DESCRIPTION
1	11.17.25	PROGRESS SET

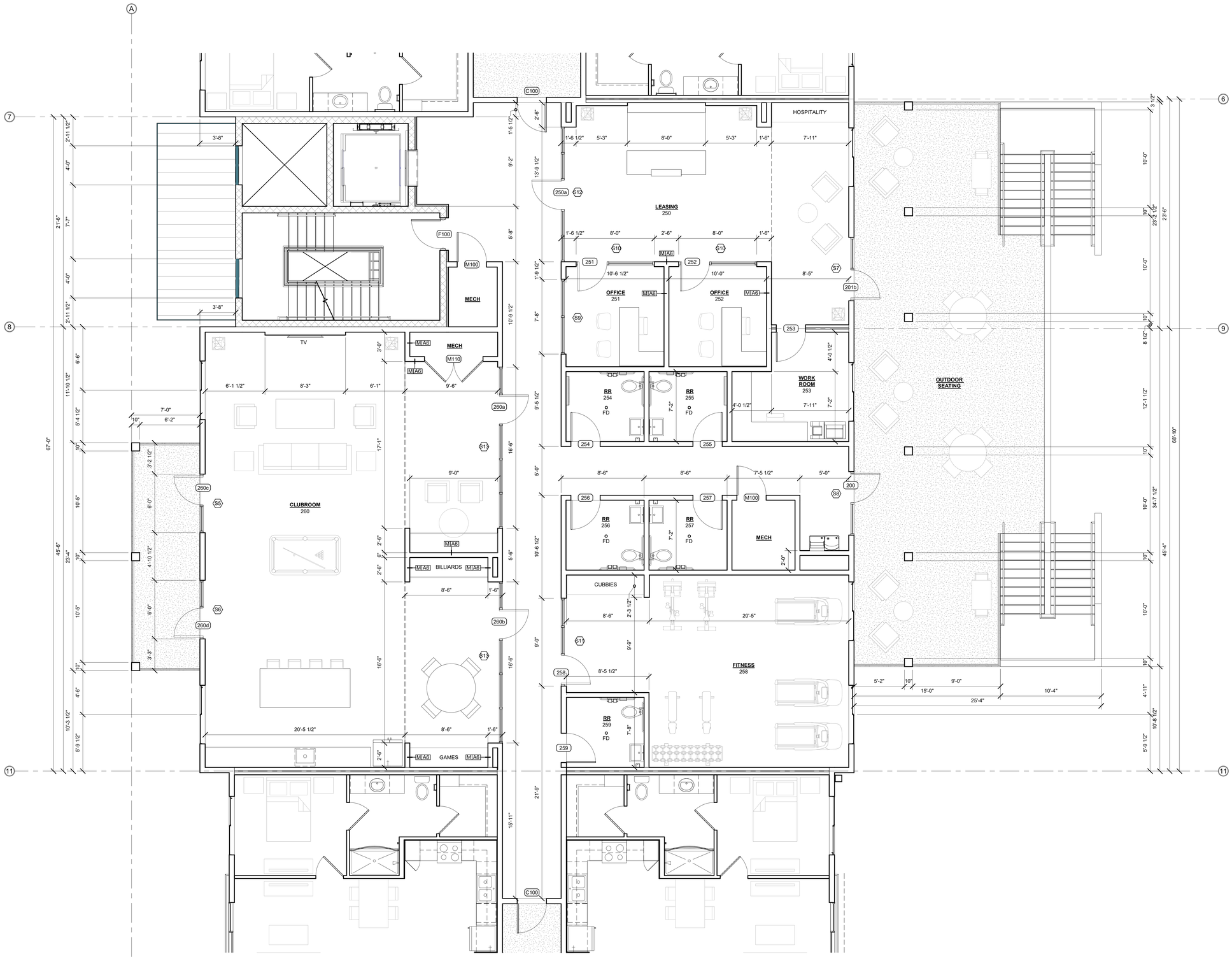
VESTCOR TRUMBO

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

EXTERIOR ELEVATIONS - COURTYARD

A318

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

bld architecture

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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

AMENITIES - ENLARGED FLOOR PLAN

A460

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

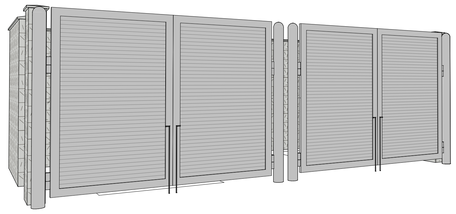
7	MASONRY CMU WALL - SPLIT FACE PATTERN - RUNNING BOND	TITAN BLOCK "POLAR ICE"
13	CAST STONE CAP	INTEGRAL COLOR TO MATCH MASONRY CMU WALL
14	6" BOLLARD FILLED WITH CONCRETE	REFER TO EXTERIOR ELEVATIONS & PAINT COLORS BELOW
15	METAL LOUVERED DOORS	RAL 7022 UMBRA GRAY

EXTERIOR COLORS

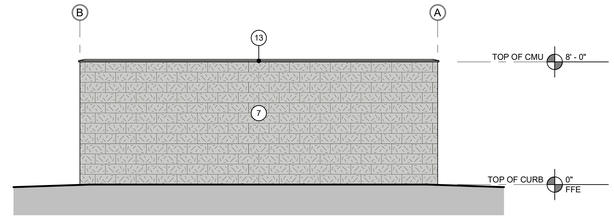
A	TRAFFIC YELLOW
B	GRAY

MATERIAL & COLOR NOTES

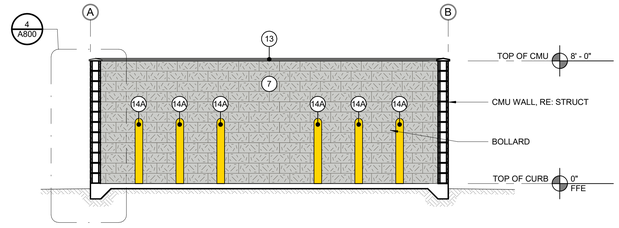
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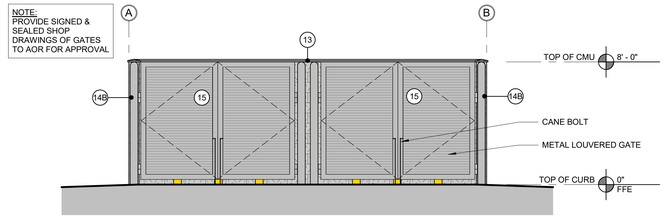
6 TRASH ENCLOSURE - 3D VIEW



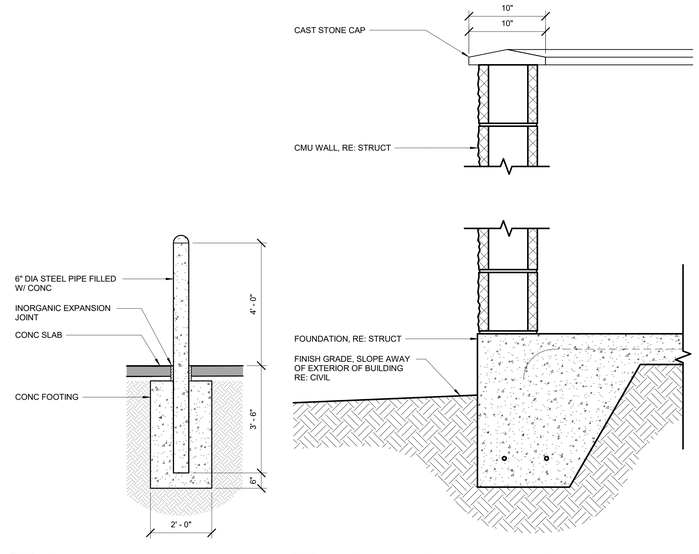
3 TRASH ENCLOSURE - REAR ELEVATION
1/4" = 1'-0"



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

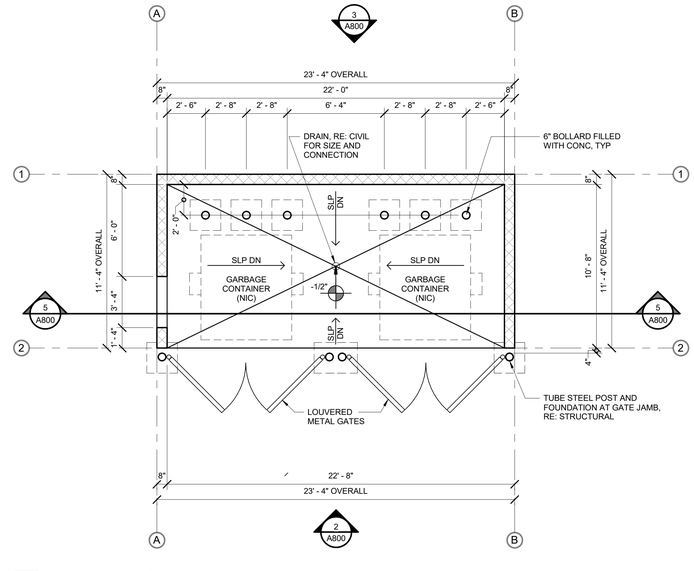


2 TRASH ENCLOSURE - FRONT ELEVATION
1/4" = 1'-0"



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

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



1 TRASH ENCLOSURE - FLOOR PLAN
1/4" = 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
JACKSONVILLE, FLORIDA
PROJECT NUMBER: 25-0008

TRASH ENCLOSURE PLANS, ELEVATIONS, SECTION, & DETAILS

A800

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NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., March 24, 2026, at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

MAJOR DEVELOPMENT PLAN – NEW AFFORDABLE HOUSING DEVELOPMENT. TOTAL OF 150 UNITS. DEMOLITION OF FIVE NON-CONTRIBUTING CONCRETE BLOCK STRUCTURES.

#241 TRUMBO ROAD

Applicant – Smith Hawks, PL Application #C2026-0015

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

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

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

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

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

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address: 241 Trumbo Road, Key West, Florida 33040 on the 10th day of March, 20 26.

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

   The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on March 24, 20 26.

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

   The Certificate of Appropriateness number for this legal notice is COAC2026-0015.

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

Signed Name of Affiant: Brandi Green
Date: March 10, 2026
Address: 138 Simonton Street
City: Key West
State, Zip: Florida 33040

The forgoing instrument was acknowledged before me on this 10th day of March, 20 26.

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

NOTARY PUBLIC
Sign Name: Jenipher Cabot
Print Name: Jenipher Cabot
Notary Public - State of Florida (seal)
My Commission Expires: 09/18/2028

JENIPHER S CABOT
Notary Public - State of Florida
Commission # HH 593946
My Comm. Expires Sep 18, 2028
Bonded through National Notary Assn.


Public Meeting Notice
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Public Meeting Notice
MONROE COUNTY SCHOOL DISTRICT
CHARTING THE COURSE
To Excellence in the Monroe County Schools
Public Notice
Public Notice
ADMININSTRATIVE OFFICES
241 TRUMBO ROAD KEY WEST, FL. 33040


Public Meeting Notice
MONROE COUNTY SCHOOL DISTRICT
CHARTING THE COURSE
To Excellence in the Monroe County Schools
Public Notice
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ADMININSTRATIVE OFFICES
241 TRUMBO ROAD KEY WEST, FL. 33040
NO
HRU
AFFIC
NO
ARKING
ANY
TIME


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Public
Meeting
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Public
Meeting
Notice


Public
Meeting
Notice
STATES
COAST
GUARD


Public
Meeting
Notice
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#241 TRUMBO ROAD
Applicant – Smith Hawks, PL Application #C2026-0015
If you wish to see the application or have any questions, you may visit the Growth Management Division during regular office hours at 1300 White Street, call 305-809-3975 or visit our website at www.cityofkeywest-fl.gov.
THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION
ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.


Public Housing Notice
NO PARKING
TOW AWAY ZONE


STOP
STOP
United States
Coast Guard
SECTOR KEY WEST
Public
Meeting
Notice

PROPERTY APPRAISER INFORMATION

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	00001720-000100
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**

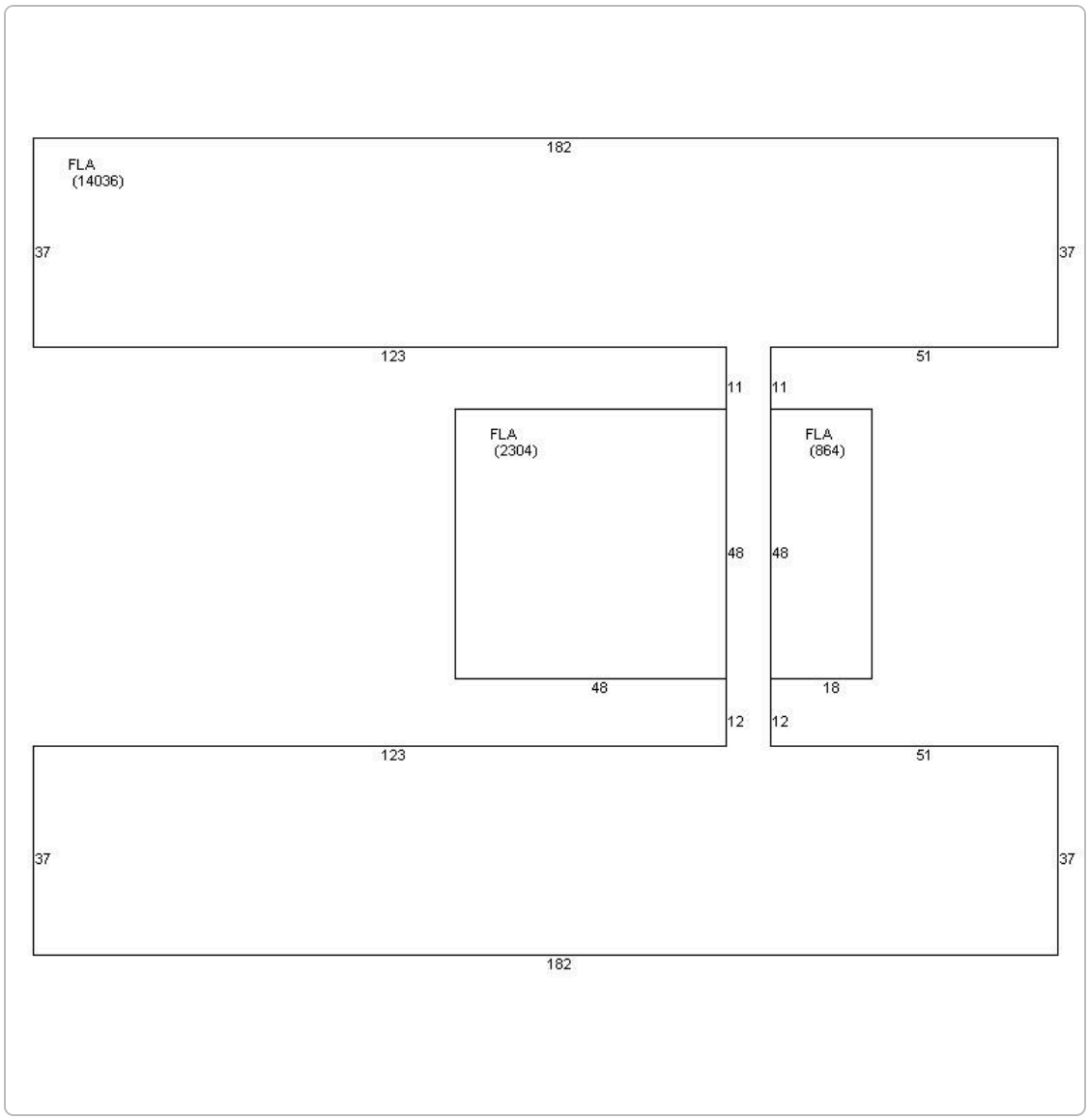
Yard Items

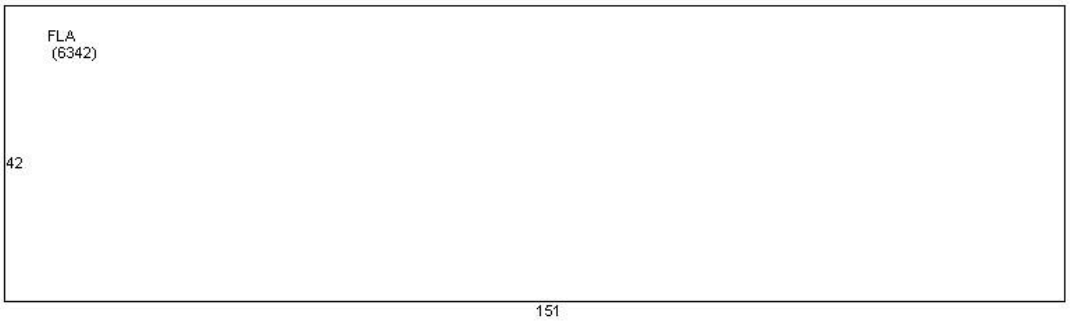
Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CONC PATIO	1975	1976	0 x 0	1	3500 SF	2
CH LINK FENCE	1975	1976	0 x 0	1	8964 SF	1
ASPHALT PAVING	1979	1980	0 x 0	1	98177 SF	2

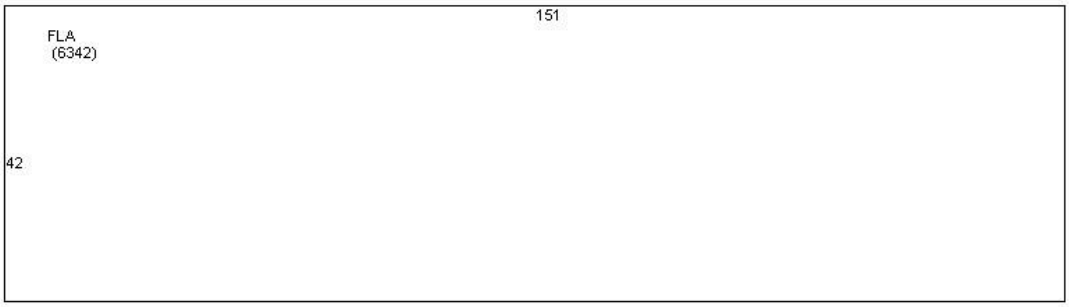
View Tax Info

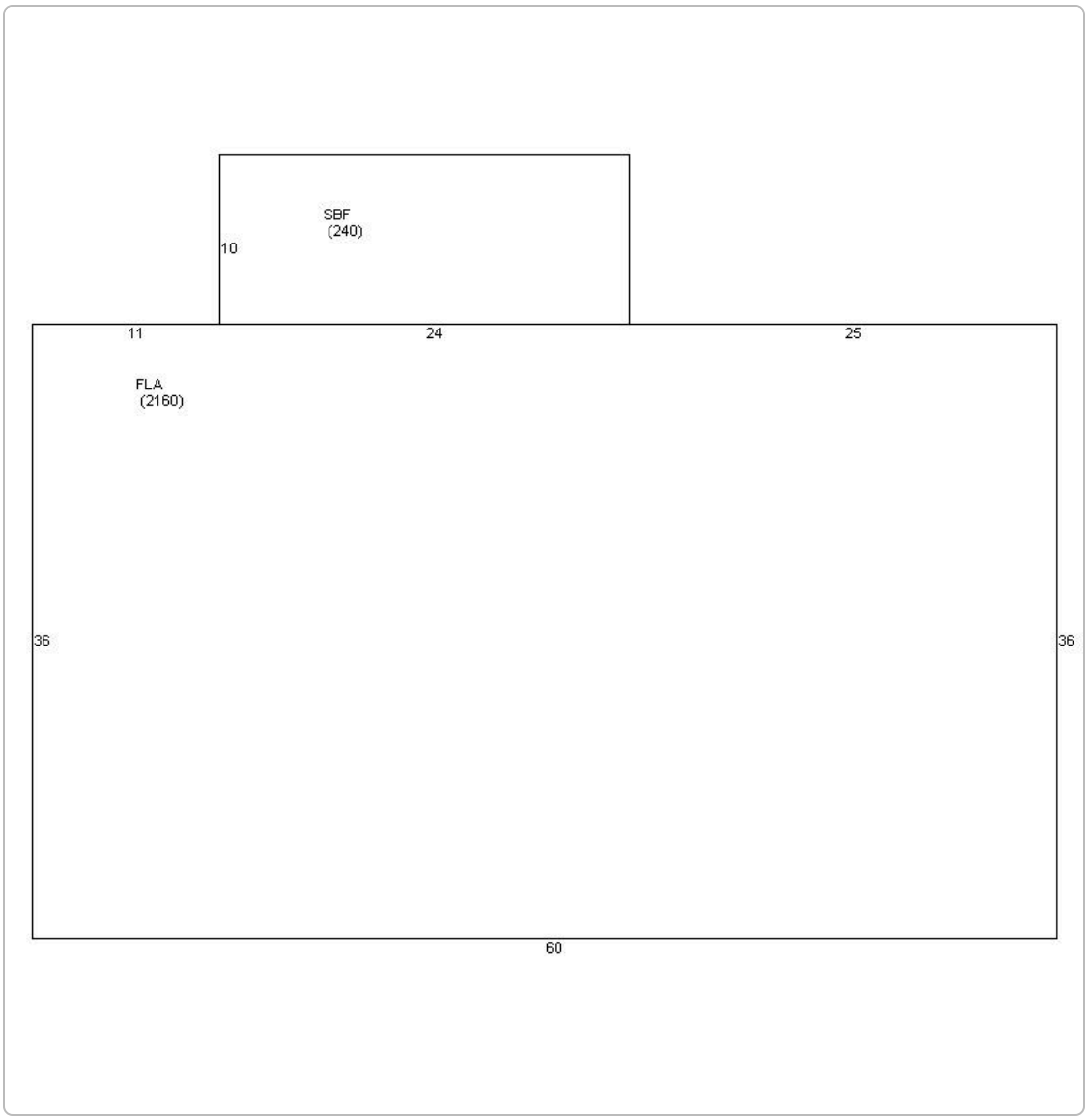
View Taxes for this Parcel

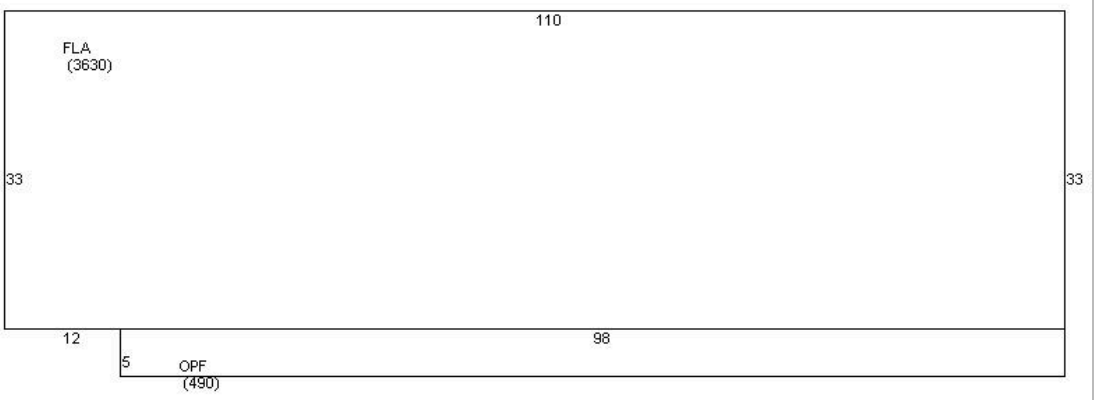
Sketches (click to enlarge)

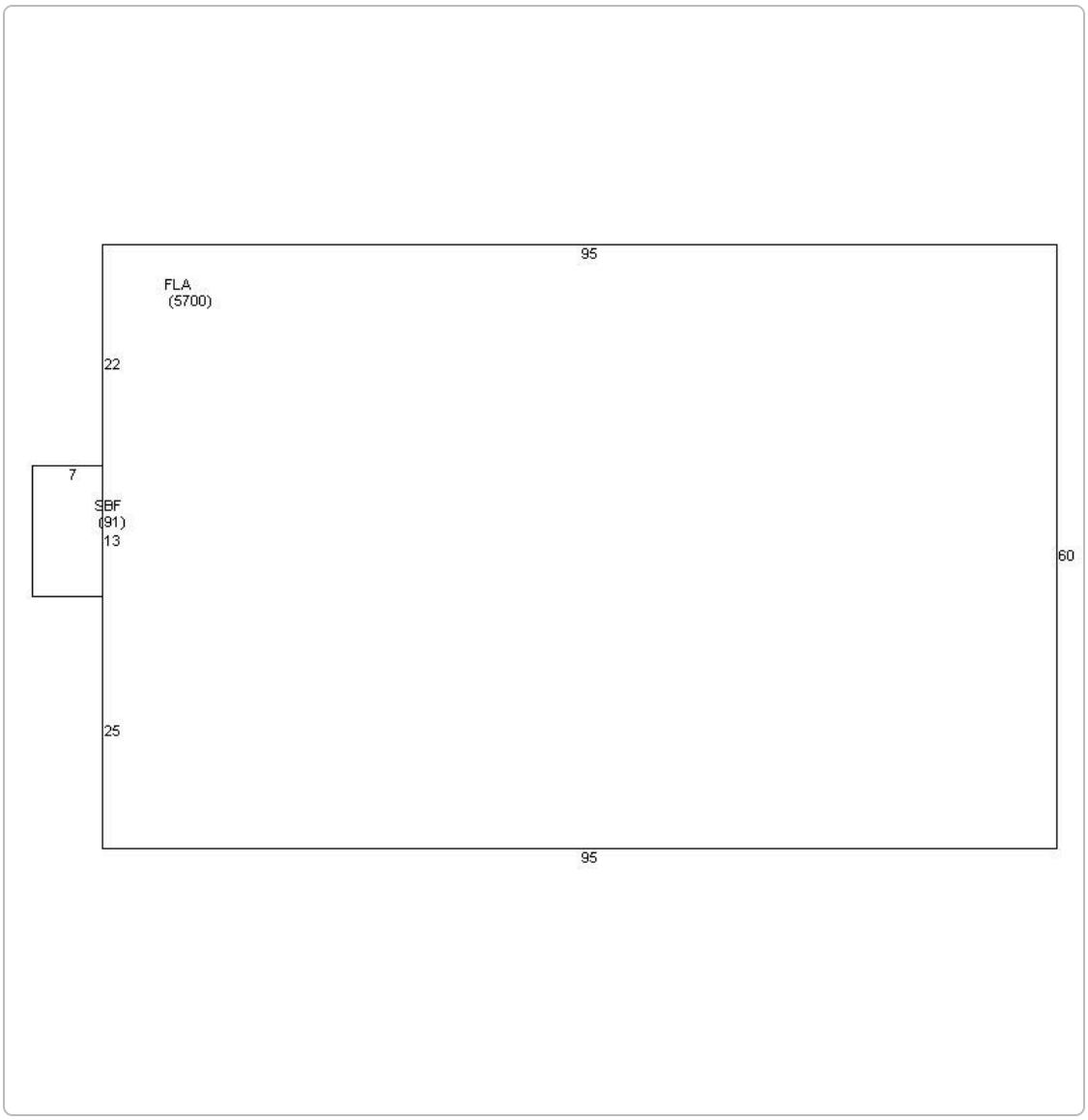

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FLA
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37
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FLA
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42
151


151
FLA
(6342)
42


SBF
(240)
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24
25
FLA
(2160)
36
36
60


110
FLA
(3630)
33
33
12
98
5
OPF
(490)



Photos



Map



TRIM Notice

2025 TRIM Notice (PDF)

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

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Monroe County, FL

PROPERTY RECORD CARD

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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.

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