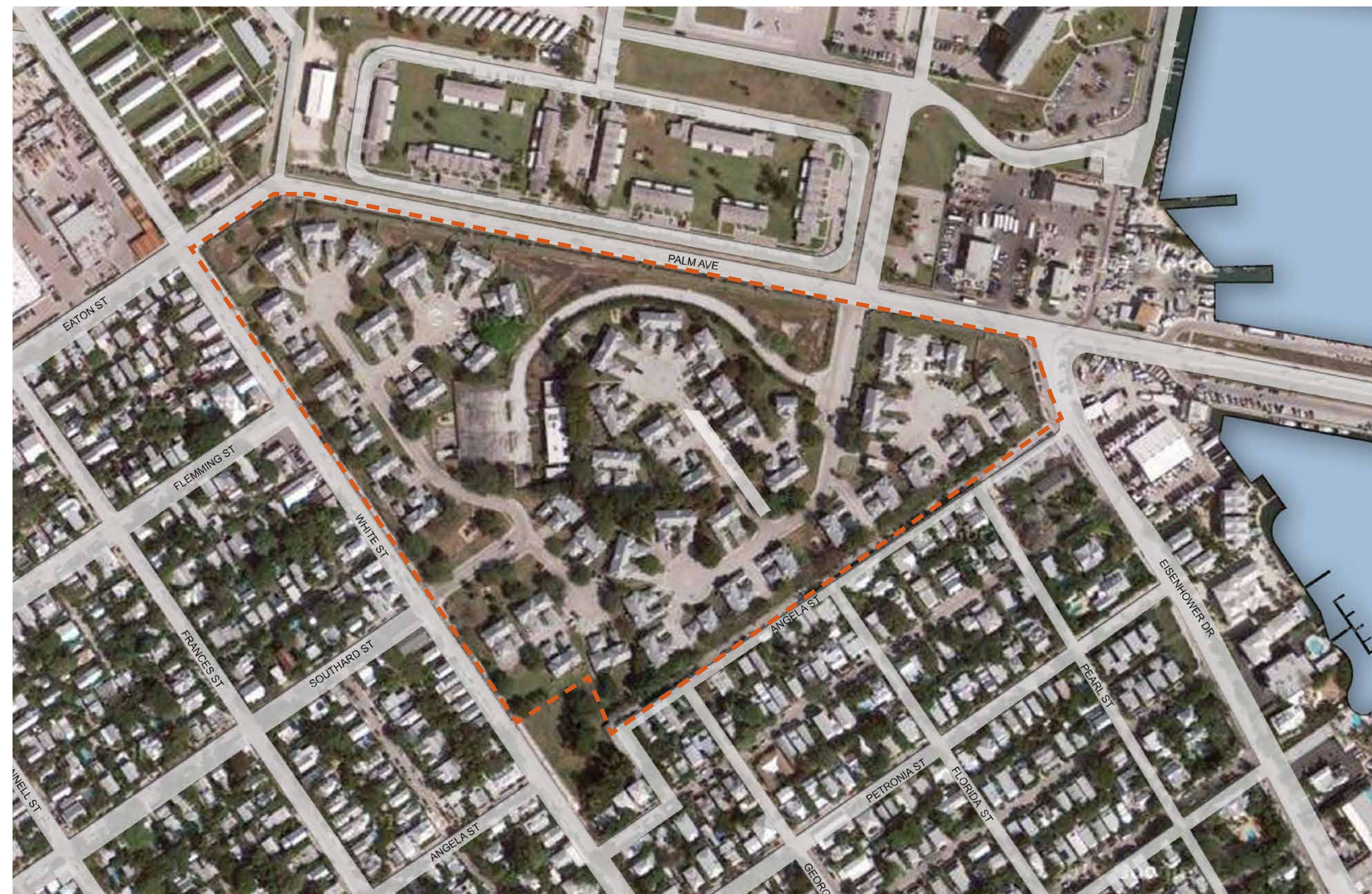
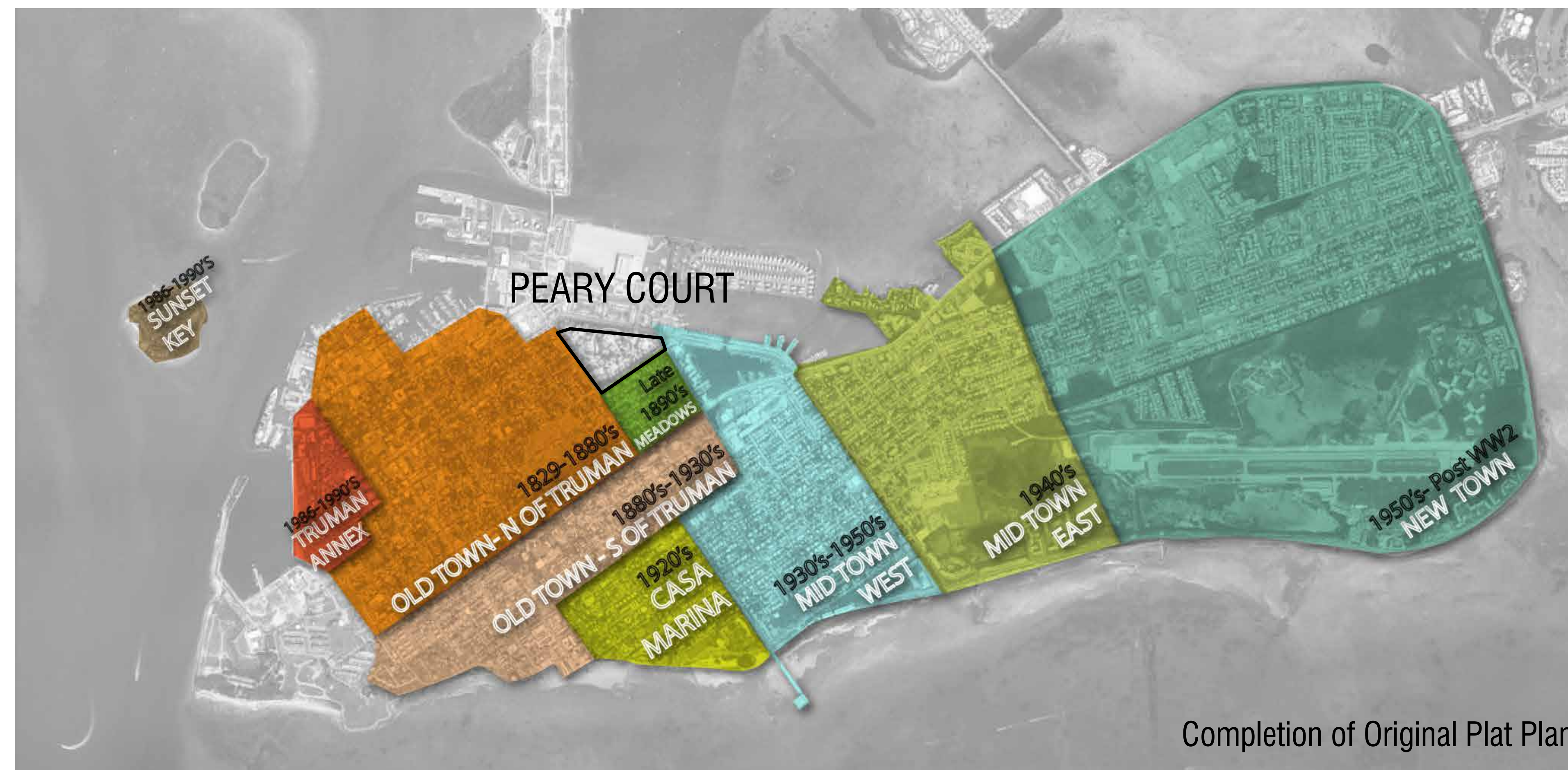


**PEARY COURT**  
**KEY WEST, FL**  
**Historic Architectural Review Commission**  
**May 7th, 2014**

**ZYSCOVICH**  
A R C H I T E C T S







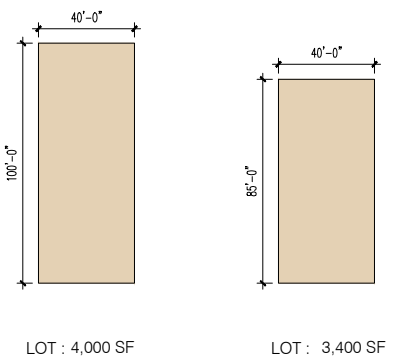
Peary Court  
Existing Site



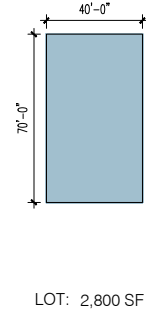


Total Units			
Unit Types		Unit Dimensions	
Large Building Sites		62	40'x85'-115'
Medium Building Sites		48	40'-50'x70'
Cottages		50	30'x50'
Multi-Family		18	50'x80' (3 Units x 6 Sites)
Multi-Family w/ Amenities		30	18 - 1 BDRM - 600 SF 8 - 2 BDRM - 800 SF 4 - 3 BDRM - 1,200 SF
Total Units		208	
Parking		Dimensions	
Street Parking		232	9'x23'
Trellised Parking		62	9'x18'
Multi-Family Parking		30	9'x18'
Total Parking		324	1.5 spaces per unit
Angela Street Parking		25	

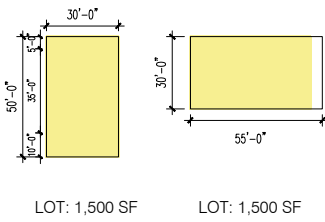
Large Parcels



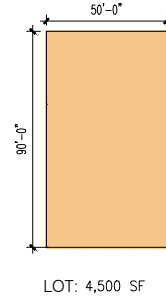
Medium Parcels



Cottage Parcels



Multi-Family Parcels



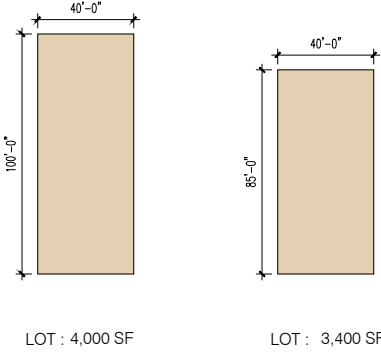




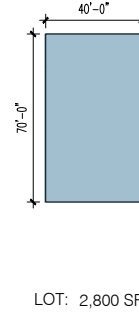
Total Units		
Unit Types	Unit Dimensions	
Large Building Sites	62	40x85-115'
Medium Building Sites	48	40-50x70'
Cottages	50	30x50'
Multi-Family	18	50x80' (3 Units x 6 Sites)
Multi-Family w/ Amenities	30	18 - 1 BDRM - 600 SF
		8 - 2 BDRM - 800 SF
		4 - 3 BDRM - 1,200 SF
Total Units	208	

Parking		Dimensions
Street Parking	232	9x23'
Trellised Parking	62	9x18'
Multi-Family Parking	30	9x18'
Total Parking	324	1.5 spaces per unit
Angela Street Parking	25	9x23'
White Street Parking (optional)	22	9x23'

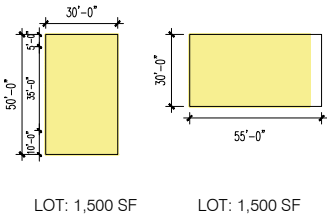
Large Parcels



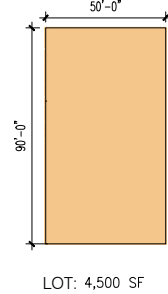
Medium Parcels



Cottage Parcels



Multi-Family Parcels







1 Site Plan  
SP-102 Scale: 1" = 60'-0"



CIRCULATION



- Pedestrian Access
- Alleys and Lanes
- Main Streets

GREENWAYS



- Trees to preserve
- Common Green Areas
- Individual Lot green areas

Main Streets



Alleys & Lanes



Trellised Parking



Bike Paths



Street Parking



Pedestrian Access



Community Parks / Green Areas



Preservation of Existing Mahogany Trees







WHITE STREET - URBAN CONTEXT





1 **White Street Elevation**  
 SP-103 Scale: 1/32" = 1'-0"



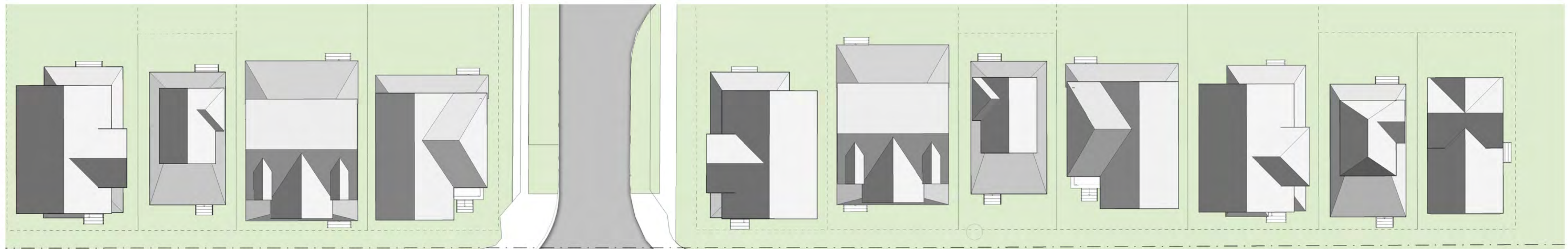
2 **White Street Plan**  
 SP-103 Scale: 1/32" = 1'-0"







2 **White Street Partial Elevation**  
 SP-104 Scale: 1/16" = 1'-0"



1 **White Street Partial Plan**  
 SP-104 Scale: 1/16" = 1'-0"







1 White Street Elevation  
SP-103 Scale: 1/32" = 1'-0"

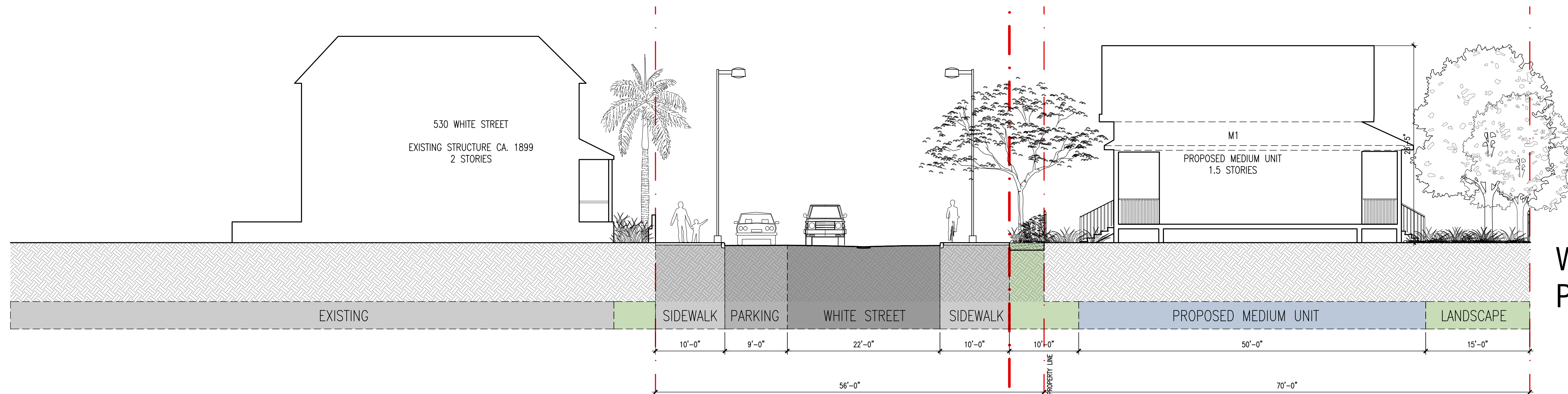


2 White Street Plan  
SP-103 Scale: 1/32" = 1'-0"

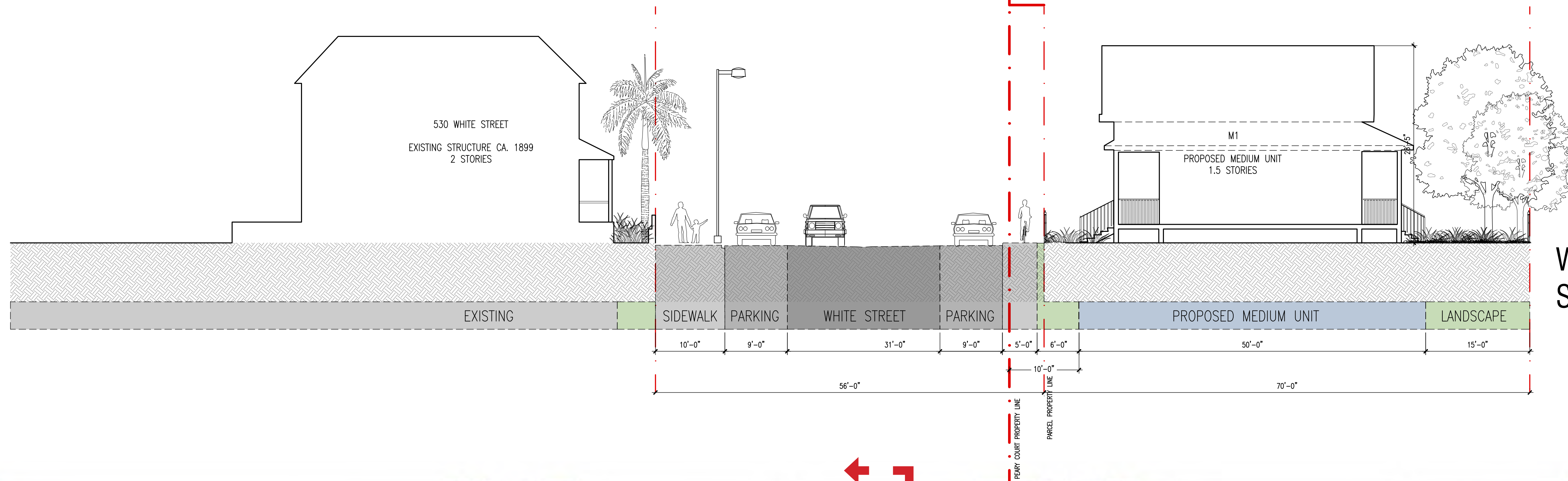
PARKING ALTERNATIVE  
22 PARALLEL PARKING SPACES  
ON WHITE STREET







WHITE STREET SECTION  
PRIMARY OPTION



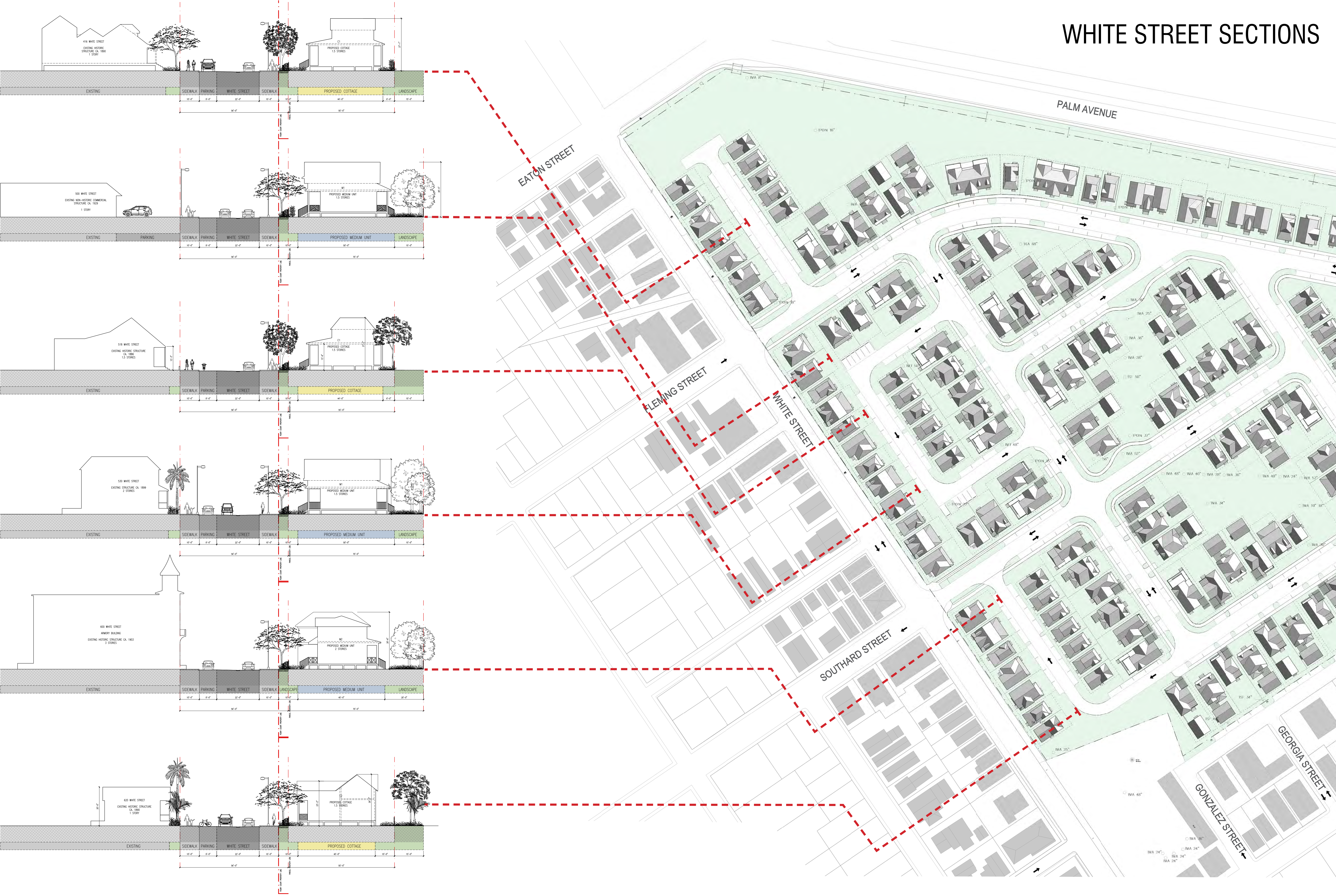
WHITE STREET SECTION  
STREET PARKING OPTION



PARKING ALTERNATIVE  
22 PARALLEL PARKING SPACES  
ON WHITE STREET

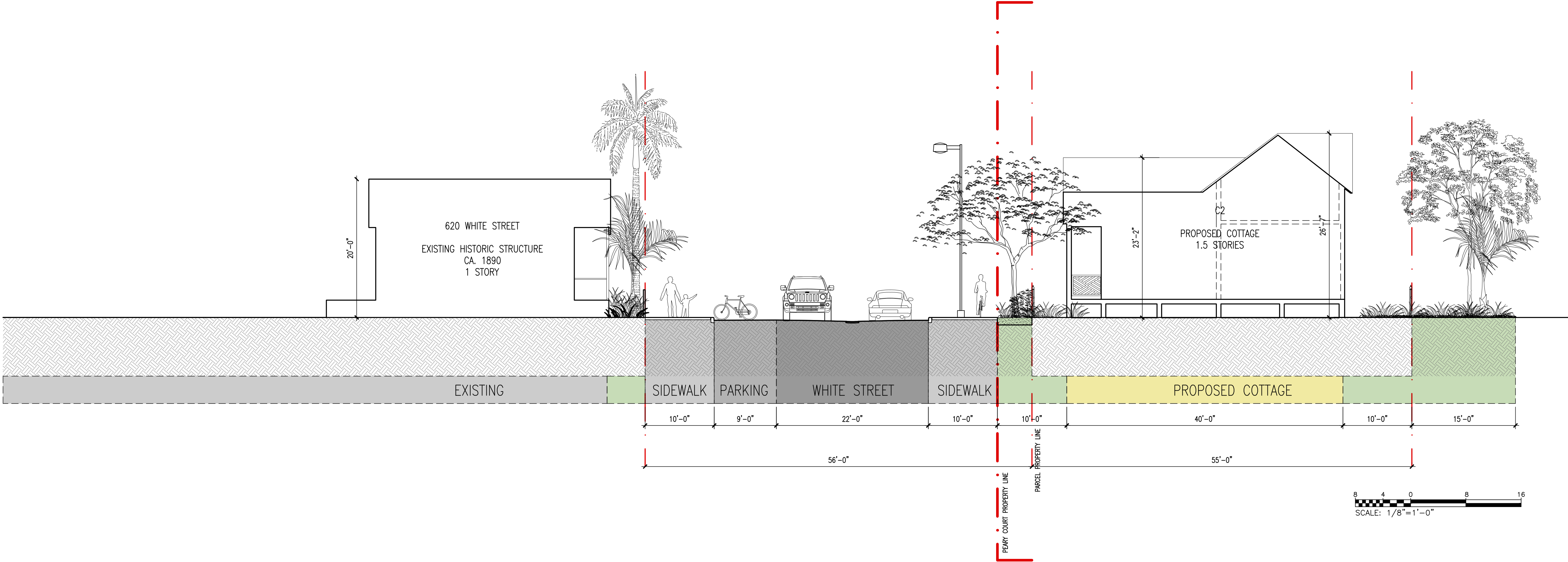


# WHITE STREET SECTIONS



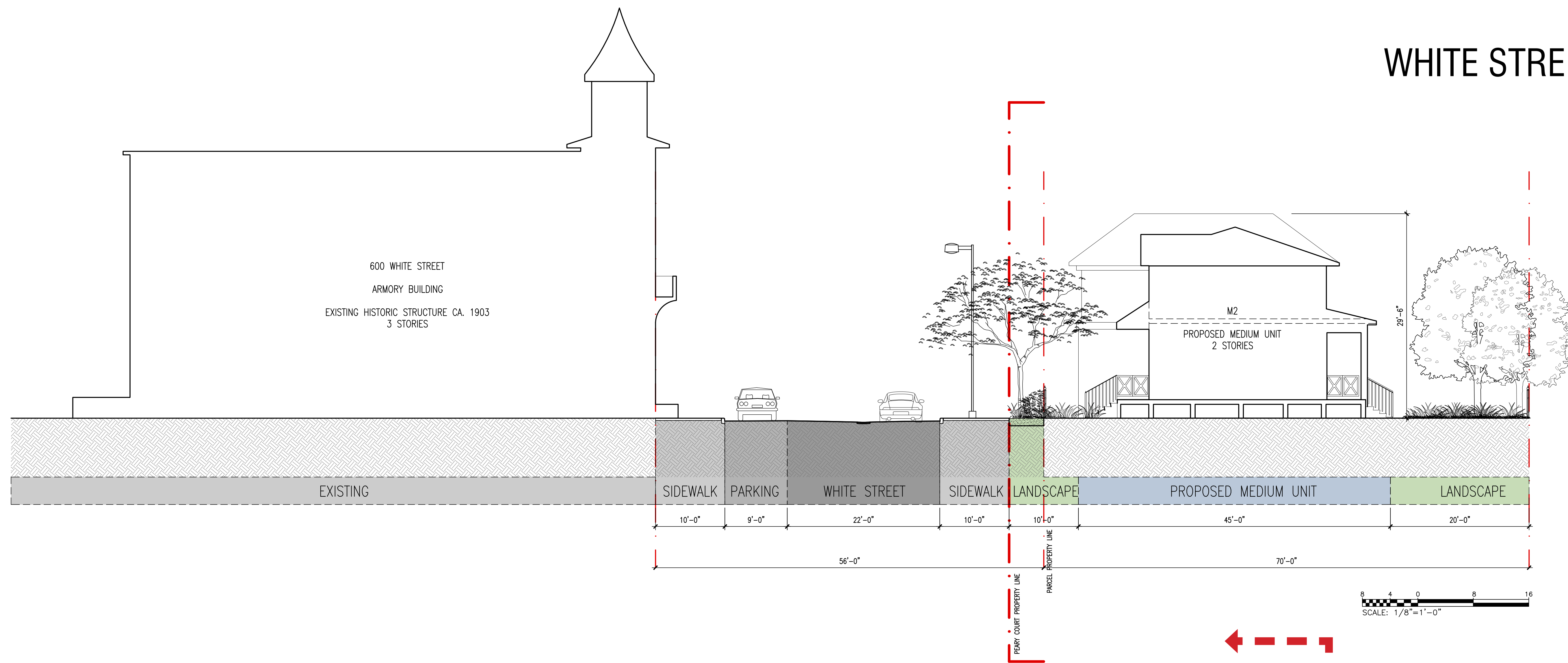


WHITE STREET SECTIONS



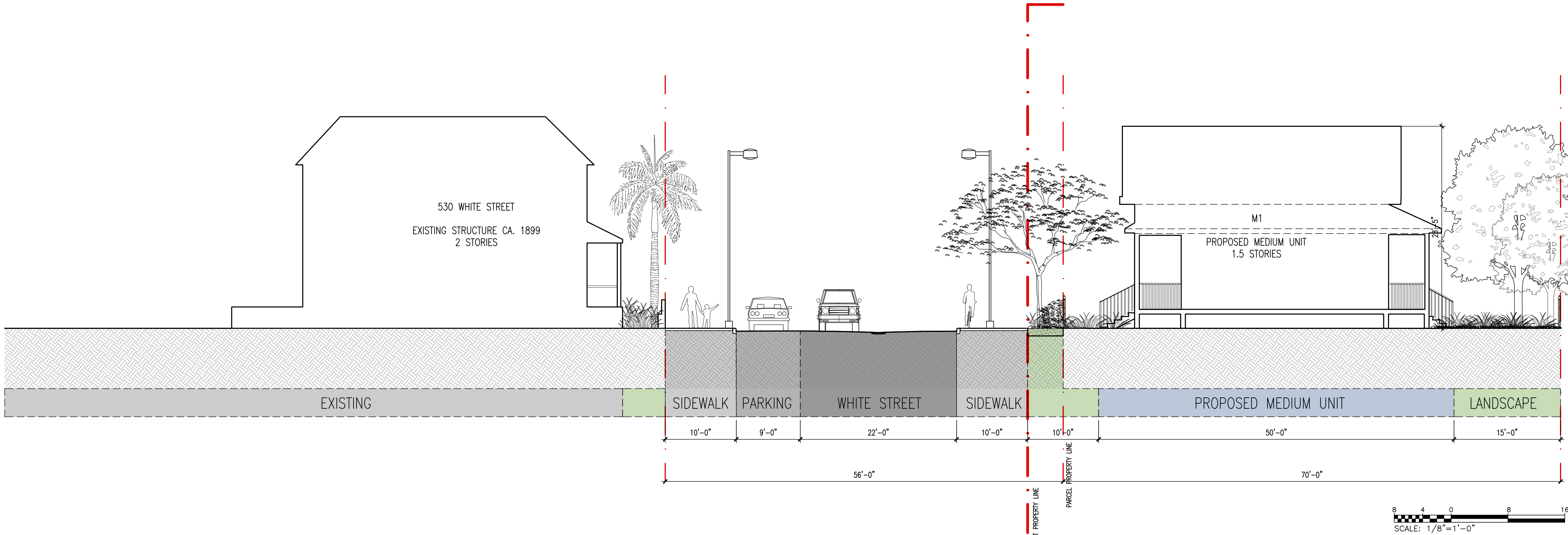


## WHITE STREET SECTIONS



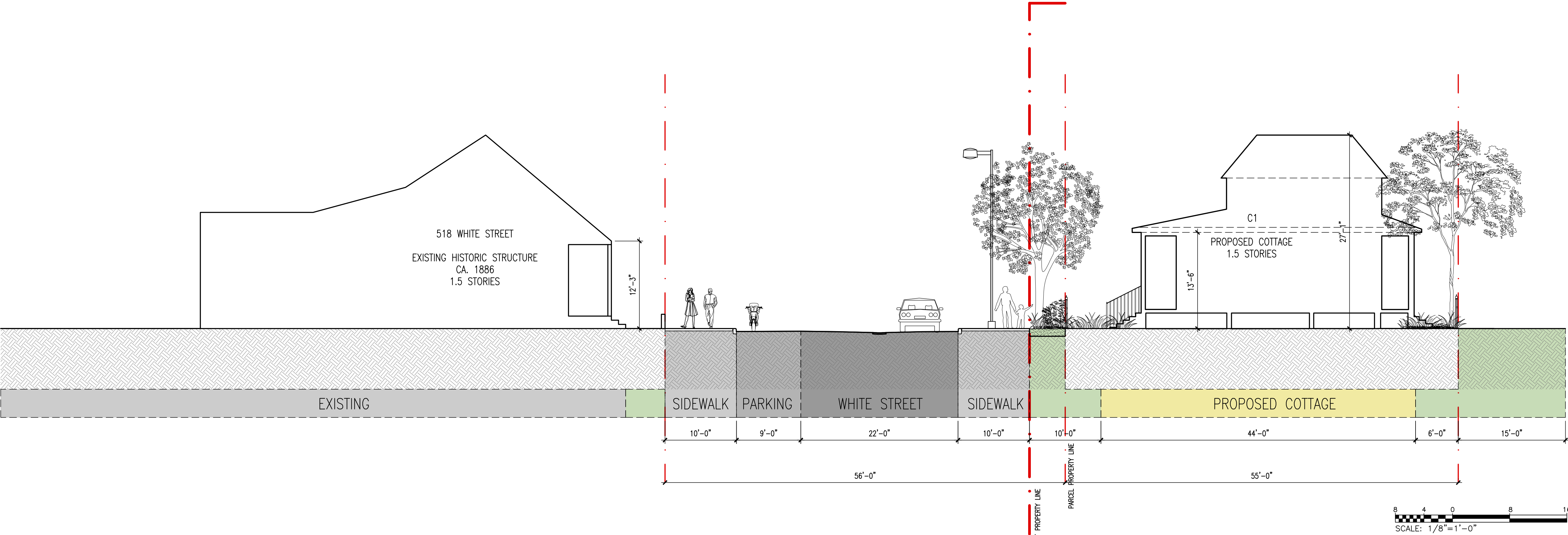


WHITE STREET SECTIONS



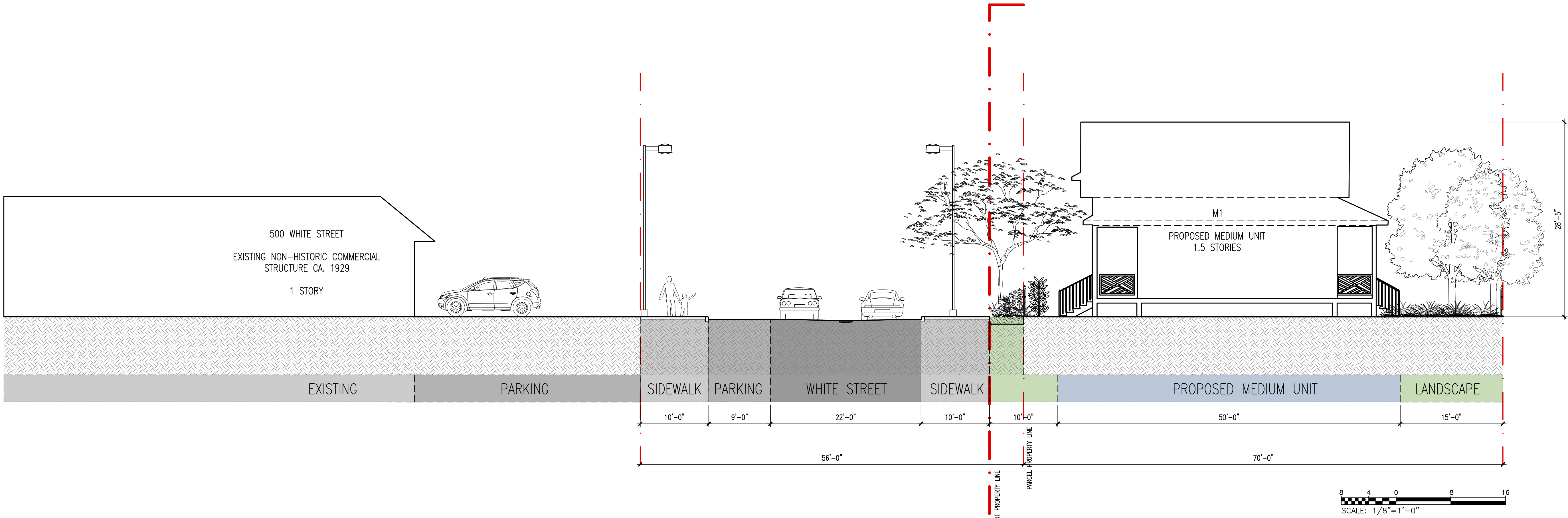


WHITE STREET SECTIONS



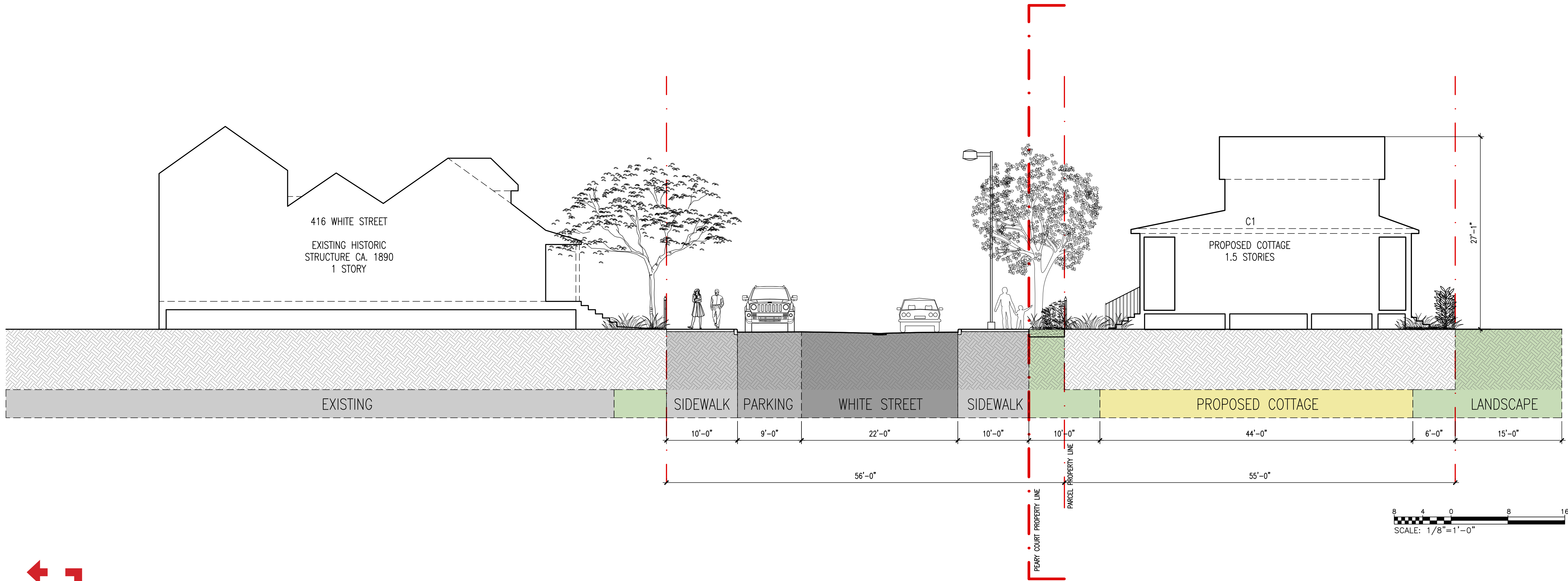


WHITE STREET SECTIONS

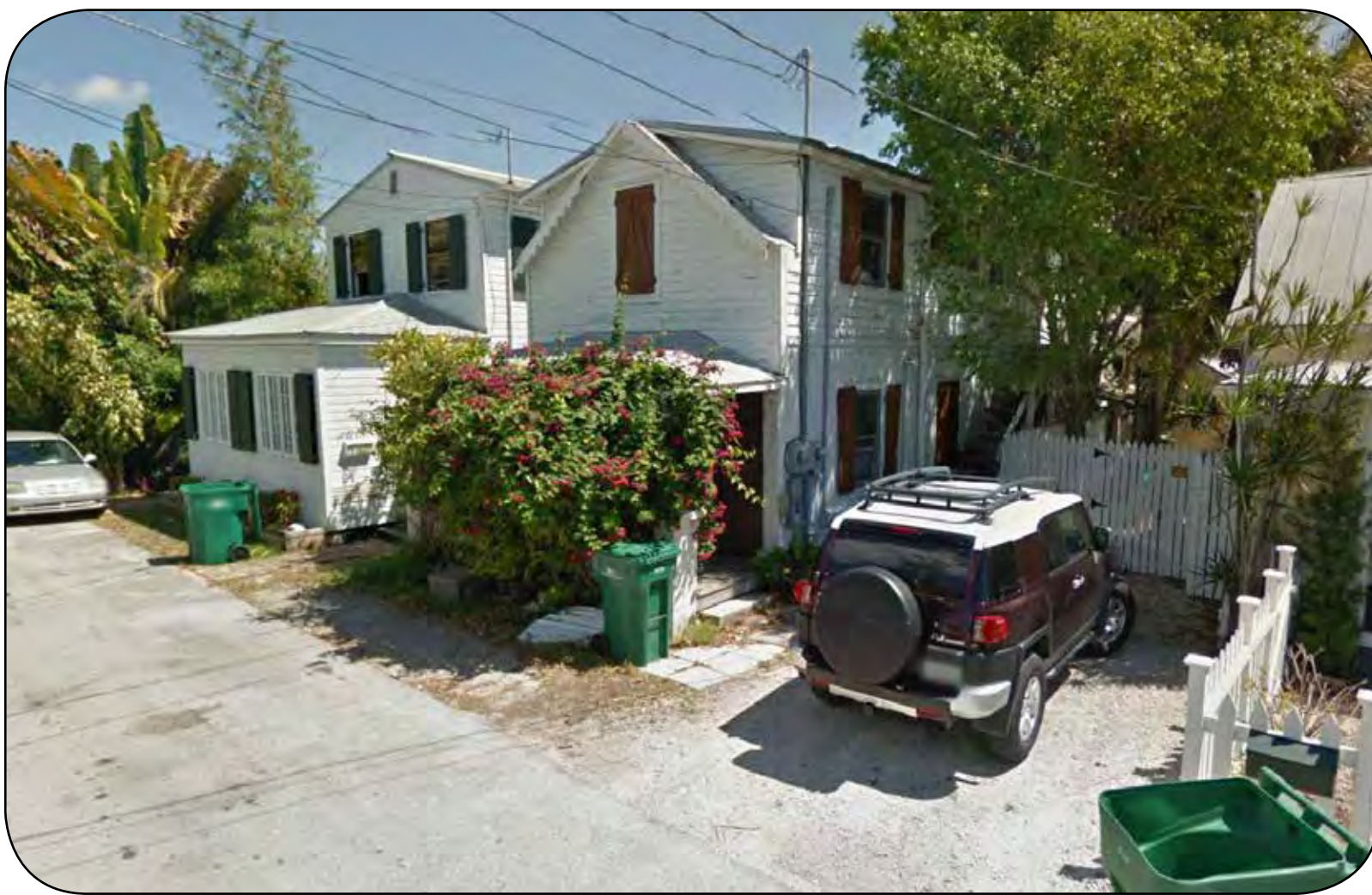




WHITE STREET SECTIONS







ANGELA STREET - URBAN CONTEXT





1 Angela Street Elevation  
SP-105 Scale: 1" = 30'-0"



2 Angela Street Plan  
SP-105 Scale: 1" = 30'-0"







2 Angela Street Partial Elevation  
SP-106 Scale: 1/16" = 1'-0"



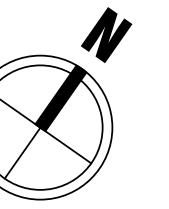
1 Angela Street Partial Plan  
SP-106 Scale: 1/16" = 1'-0"







1 Angela Street Partial Plan  
 SP-106 Scale: 1/16" = 1'-0"





The architectural site plan displays five cross-sections of a residential development, showing the layout of proposed units, existing structures, parking, and landscaping along Angela Street. The plan includes dimensions and unit specifications for each section.

**Section 1 (Top):** Shows a proposed large unit (2 stories) and a proposed guest unit (1.5 stories) adjacent to an existing house at 1420 Angela Street (1 story). The large unit is 72'-0" wide, and the guest unit is 22'-0" wide. The total width of the proposed units is 100'-0". The parking area is 8'-0" wide, and the street width is 18'-0".

**Section 2:** Shows a proposed large unit (2 stories) and a proposed guest unit (1.5 stories) adjacent to an existing house at 1410 Angela Street (1 story). The large unit is 72'-0" wide, and the guest unit is 22'-0" wide. The total width of the proposed units is 100'-0". The parking area is 8'-0" wide, and the street width is 18'-0".

**Section 3:** Shows a proposed large unit (2 stories) and a proposed guest unit (1.5 stories) adjacent to an existing house at 1321 Angela Street (2 story). The large unit is 72'-0" wide, and the guest unit is 22'-0" wide. The total width of the proposed units is 100'-0". The parking area is 8'-0" wide, and the street width is 18'-0".

**Section 4:** Shows a proposed large unit (2 stories) and a proposed guest unit (1.5 stories) adjacent to an existing house at 1306 Angela Street (2 story). The large unit is 68'-0" wide, and the guest unit is 28'-0" wide. The total width of the proposed units is 100'-0". The parking area is 8'-0" wide, and the street width is 18'-0".

**Section 5 (Bottom):** Shows a proposed large unit (2 stories) and a proposed guest unit (1.5 stories) adjacent to an existing house at 1216 Angela Street (2 story). The large unit is 72'-0" wide, and the guest unit is 22'-0" wide. The total width of the proposed units is 100'-0". The parking area is 8'-0" wide, and the street width is 18'-0".





ANGELA STREET

PROPOSED LARGE UNIT 2 STORIES

PROPOSED GUEST UNIT 1.5 STORIES

1420 ANGELA STREET EXISTING HOUSE CA. 1920 1 STORY

LARGE UNIT

GUEST UNIT

PARKING

ANGELA STREET

EXISTING

72'-0"

22'-0"

6'-0"

5'-0"

9'-0"

18'-0"

100'-0"

29'-8"

23'-0"

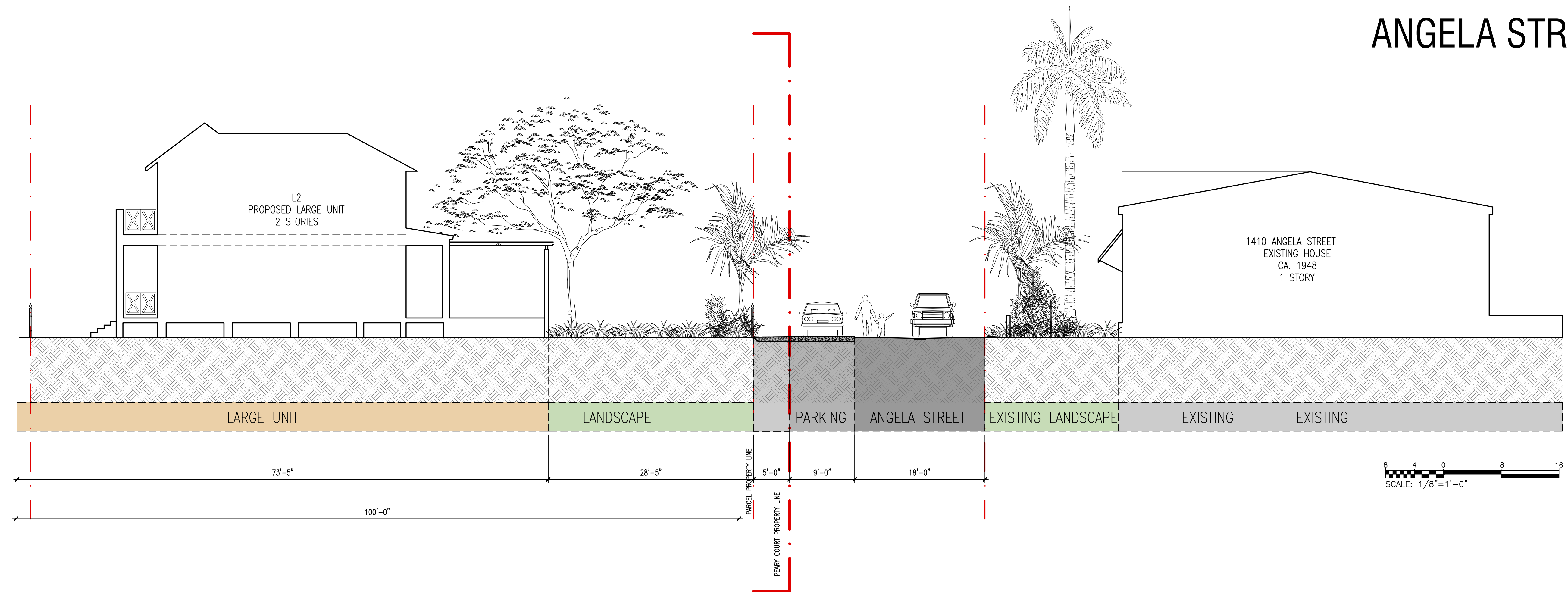
21'-2"

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



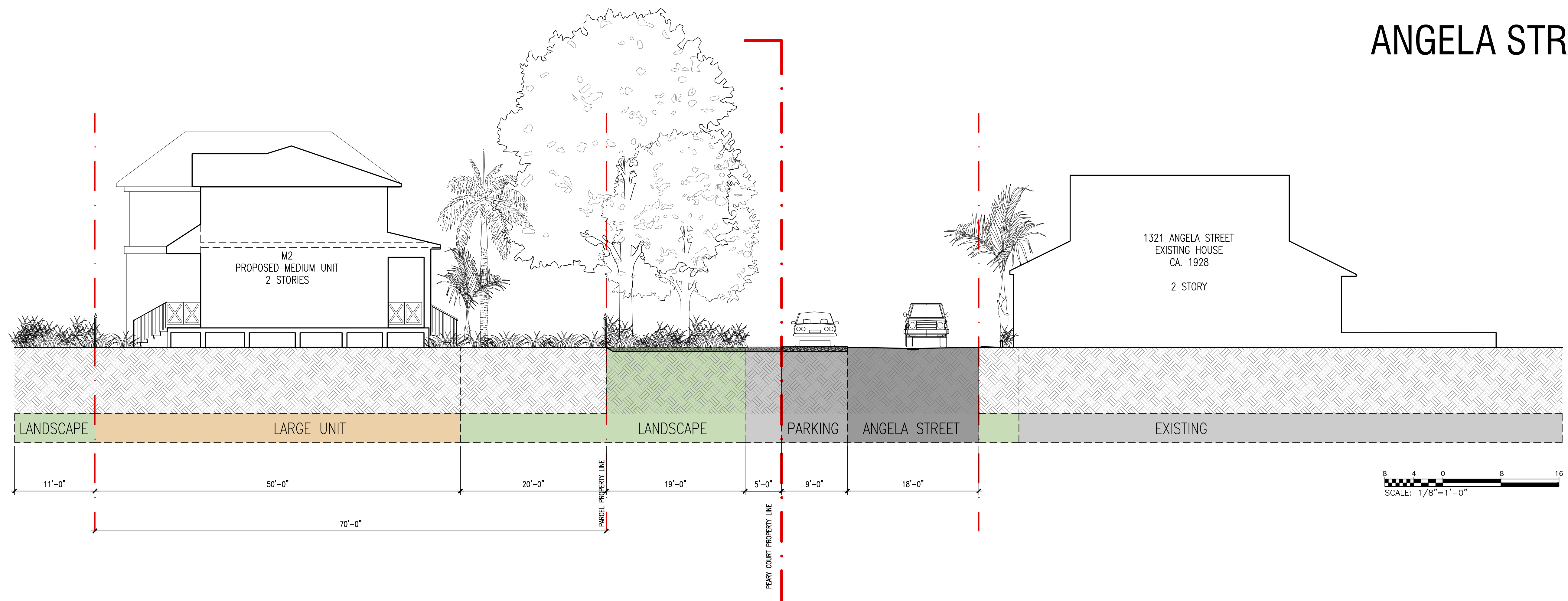


# ANGELA STREET SECTIONS



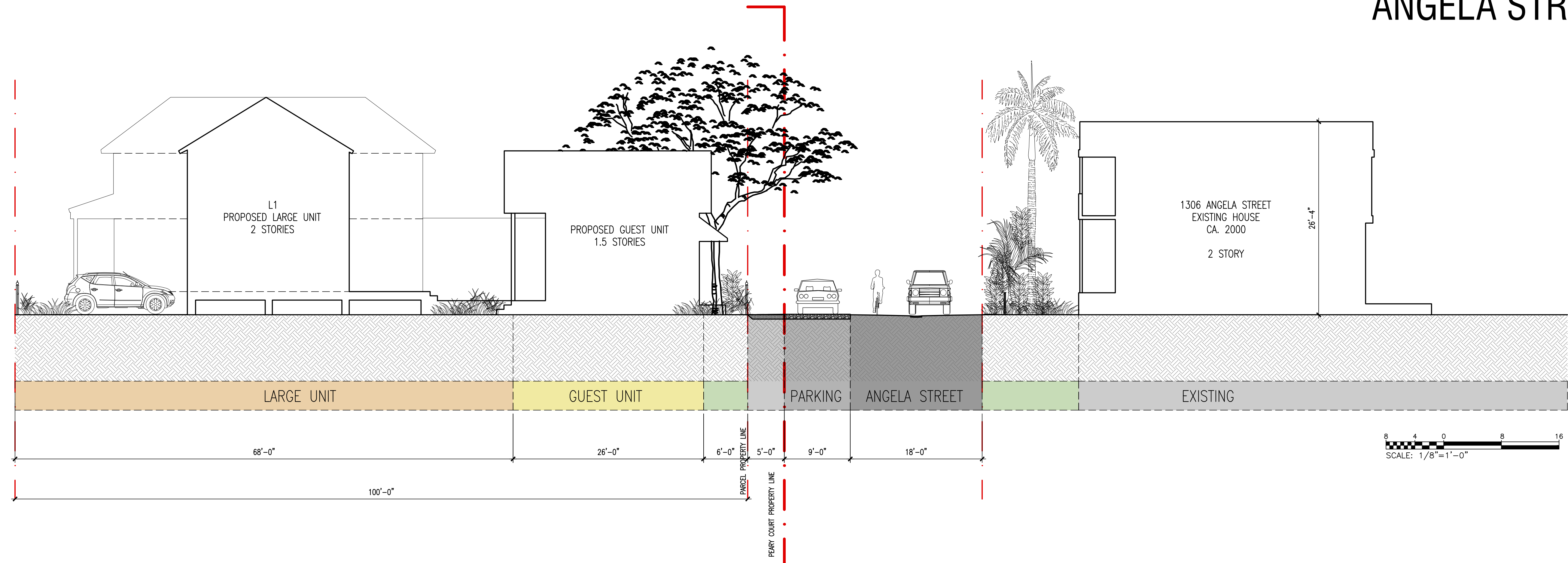


# ANGELA STREET SECTIONS



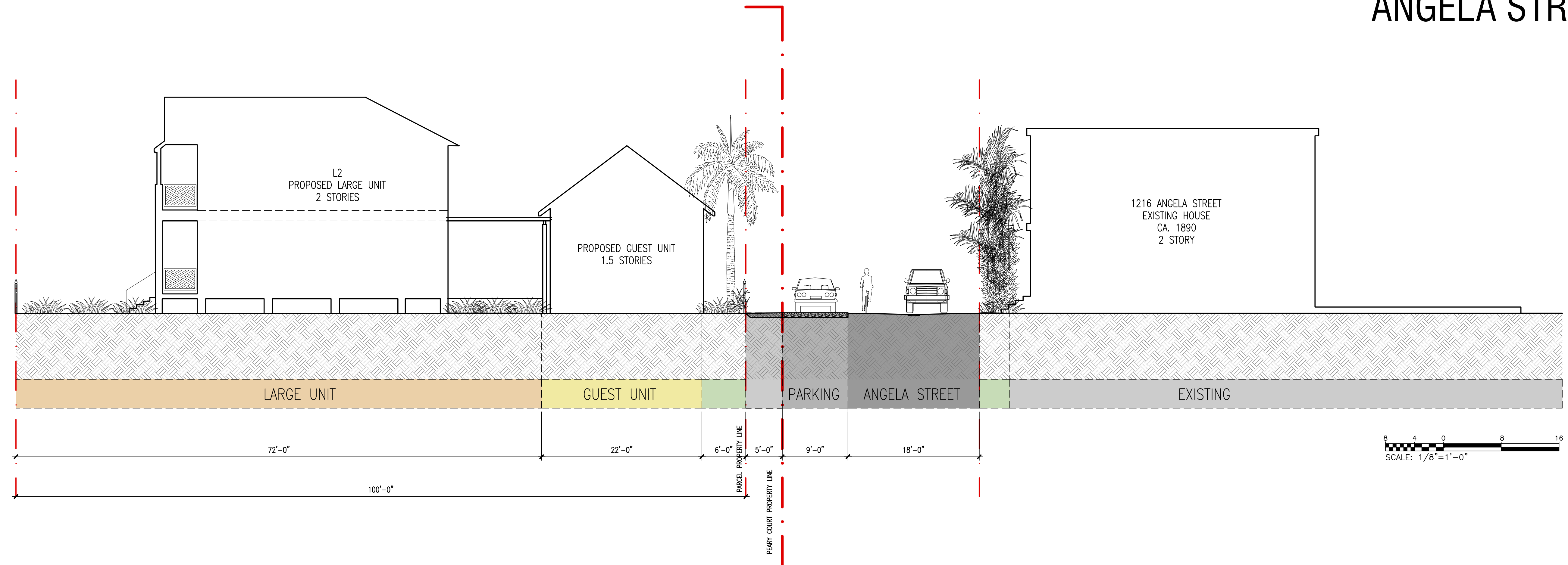


# ANGELA STREET SECTIONS





# ANGELA STREET SECTIONS







MASSING

SCALE

TEXTURE

RHYTHM

ROOF FORM



PROPORTION

DETAILING

COLOR





# COTTAGES

900sf - 1,000sf



C1



ALT



ALT



C2



ALT



ALT



# MEDIUM HOMES

1,600sf - 2,000sf



M1



ALT



ALT



M2



ALT



ALT



M3



ALT



ALT



# LARGE HOMES

1,700sf - 2,200sf



L1



ALT



ALT



L2



ALT



ALT



L3



ALT



ALT



# TRIPLEX

1,200sf each unit



# GUEST COTTAGE

(optional for large homes)  
600sf

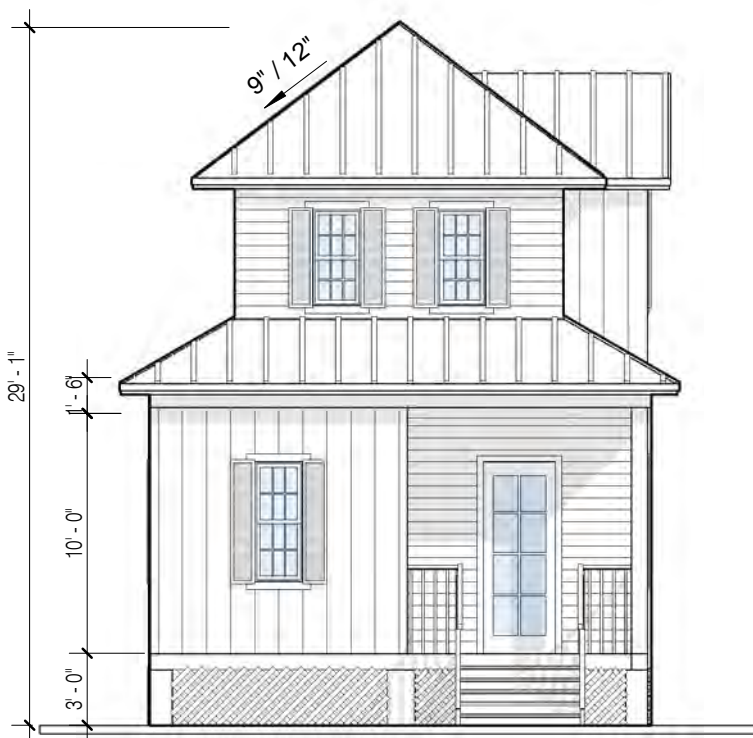




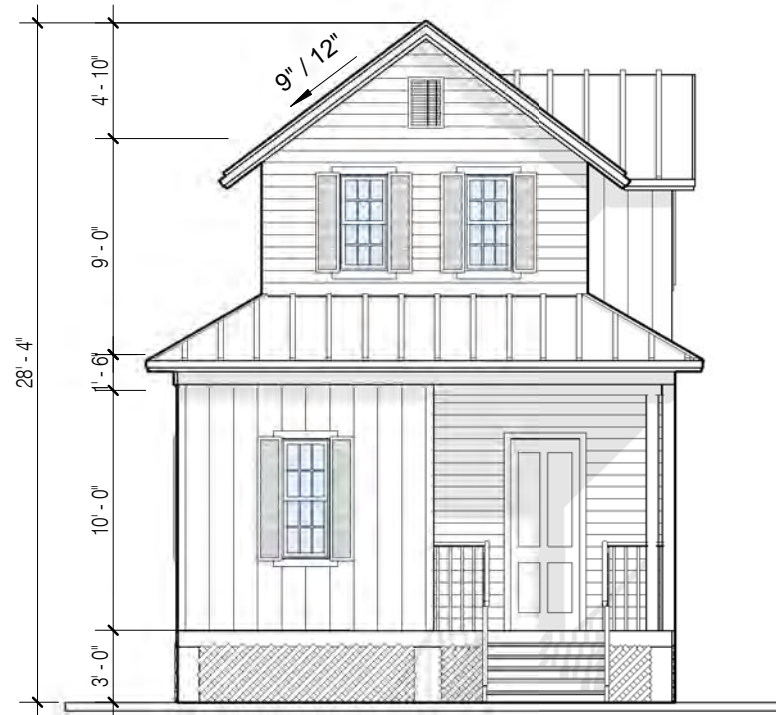
# COTTAGE 1

1.5 Stories  
2 Bedroom  
2 Bathrooms

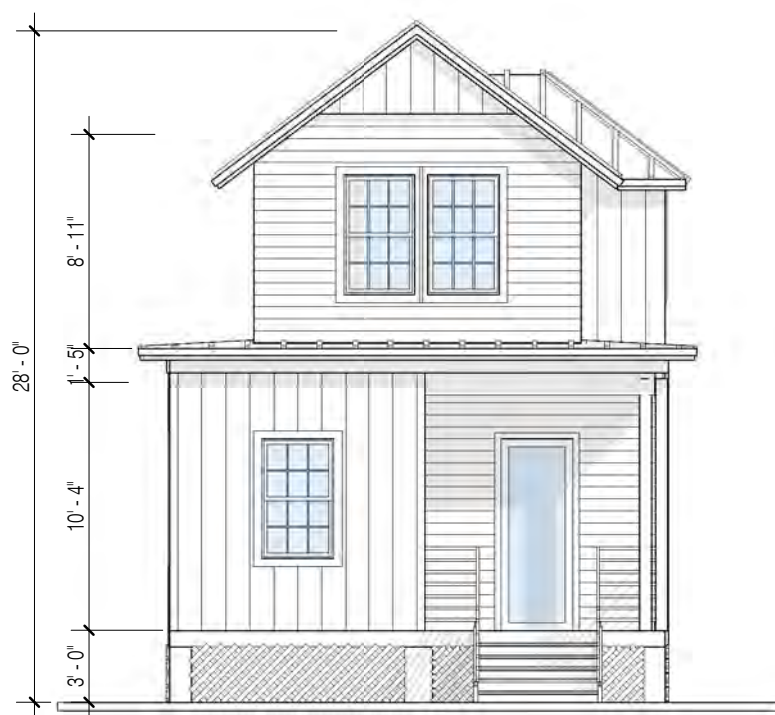
900SF



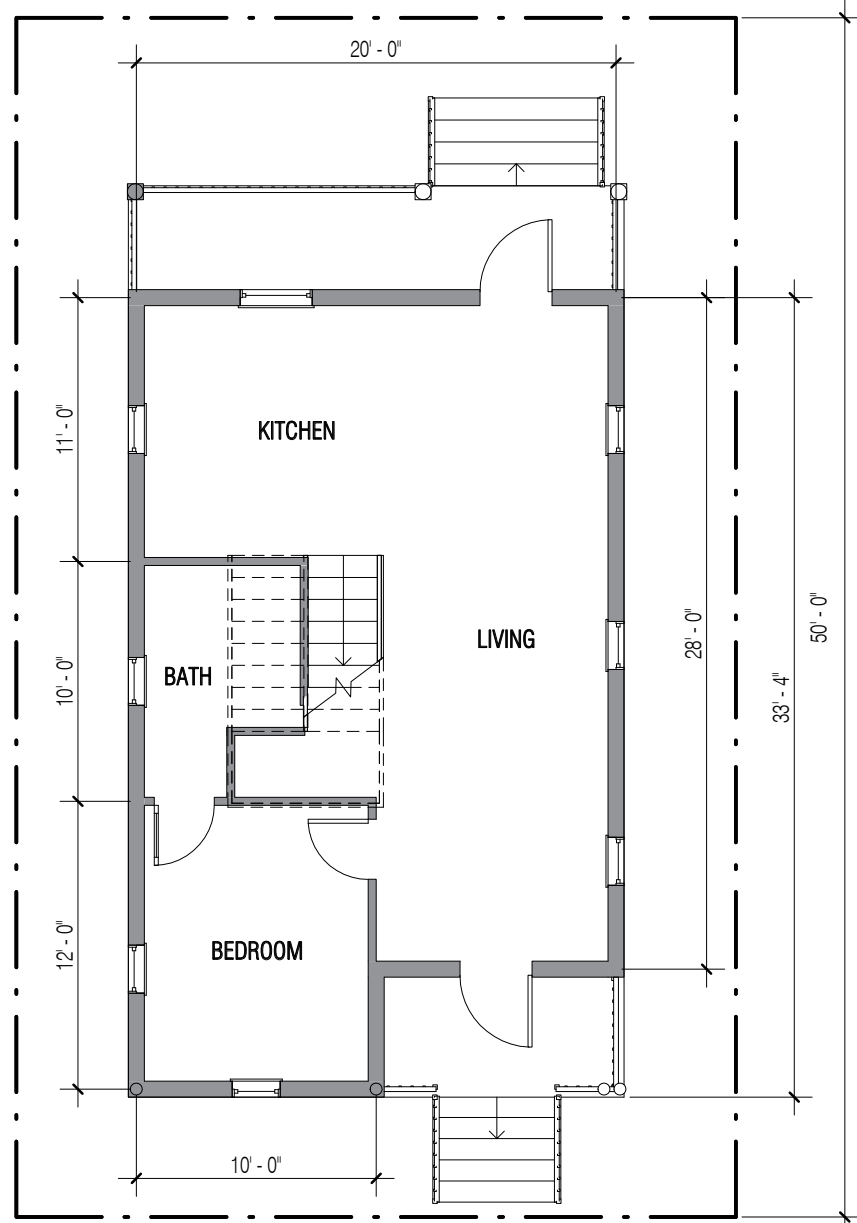
1 C1 - Elevation  
A-101 Scale: 1/8" = 1'-0"



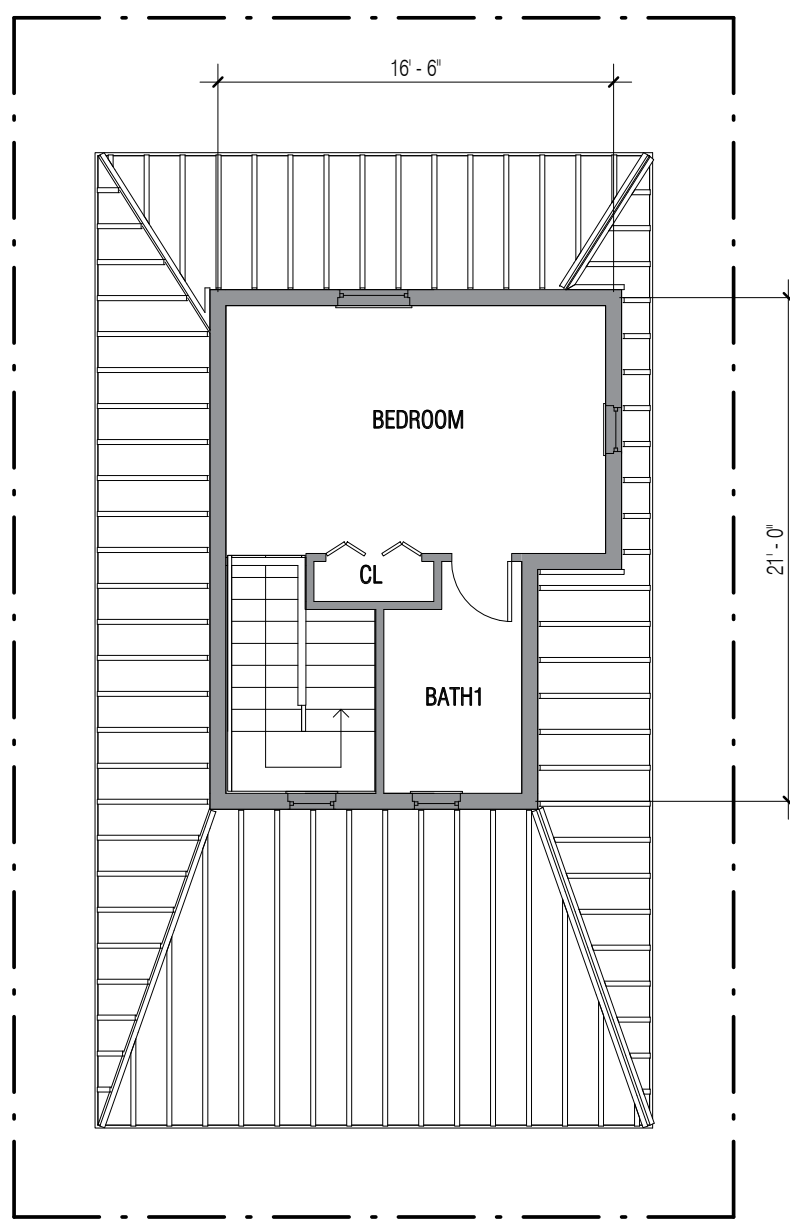
2 C1 - Alternate Elevation  
A-101 Scale: 1/8" = 1'-0"



4 C1 - Alternate Elevation 2  
A-101 Scale: 1/8" = 1'-0"

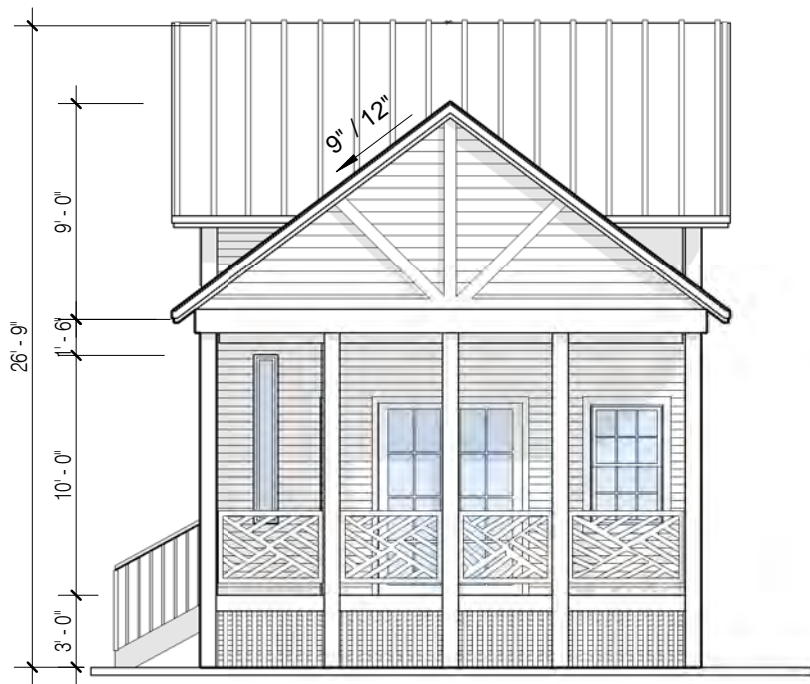


3 C1 - Ground Floor Plan  
A-101 Scale: 1/8" = 1'-0"



5 C1 - Second Floor Plan  
A-101 Scale: 1/8" = 1'-0"





2 C2 - Side Elevation

A-102 Scale: 1/8" = 1'-0"



6 C2 - Alternate Side Elevation

A-102 Scale: 1/8" = 1'-0"



8 C2 - Alternate Side Elevation 2

A-102 Scale: 1/8" = 1'-0"



1 C2 - Elevation

A-102 Scale: 1/8" = 1'-0"



5 C2 - Alternate Elevation

A-102 Scale: 1/8" = 1'-0"



7 C2 - Alternate Elevation 2

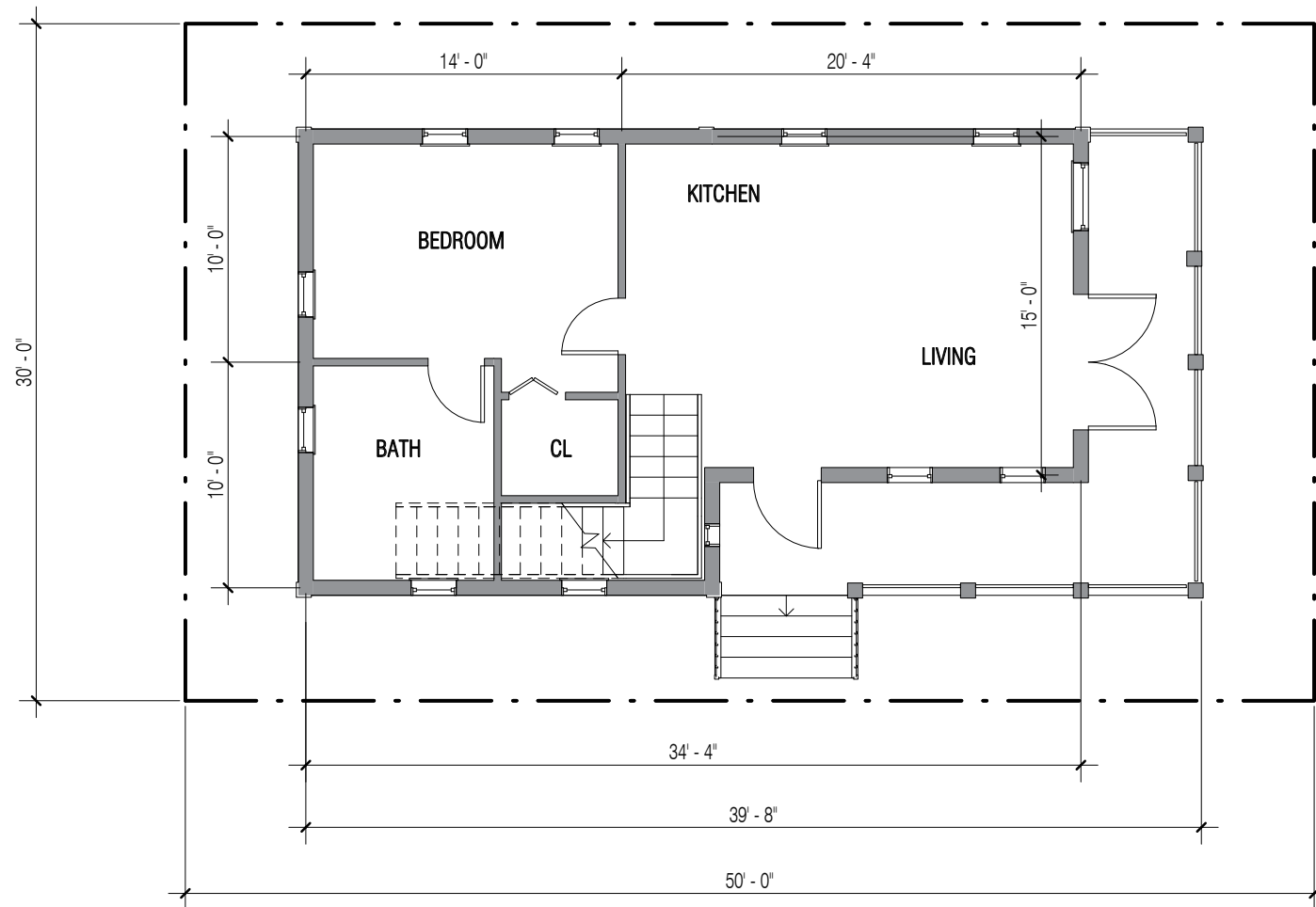
A-102 Scale: 1/8" = 1'-0"



# COTTAGE 2

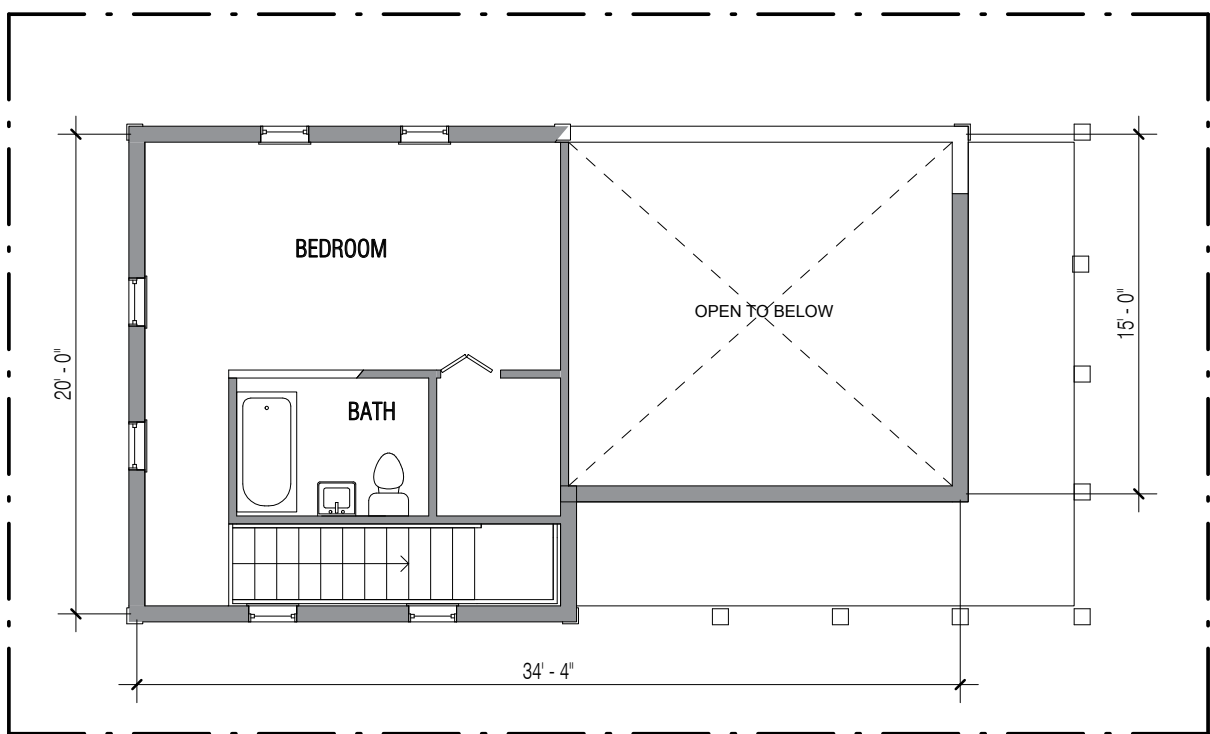
1.5 Stories  
2 Bedroom  
2 Bathrooms

1000SF



3 C2 - Ground Floor Plan

A-102 Scale: 1/8" = 1'-0"



4 C2 - Second Floor Plan

A-102 Scale: 1/8" = 1'-0"



MEDIUM 1

1.5 Stories  
2 Bedroom + Den  
2 Bathrooms

1,600SF



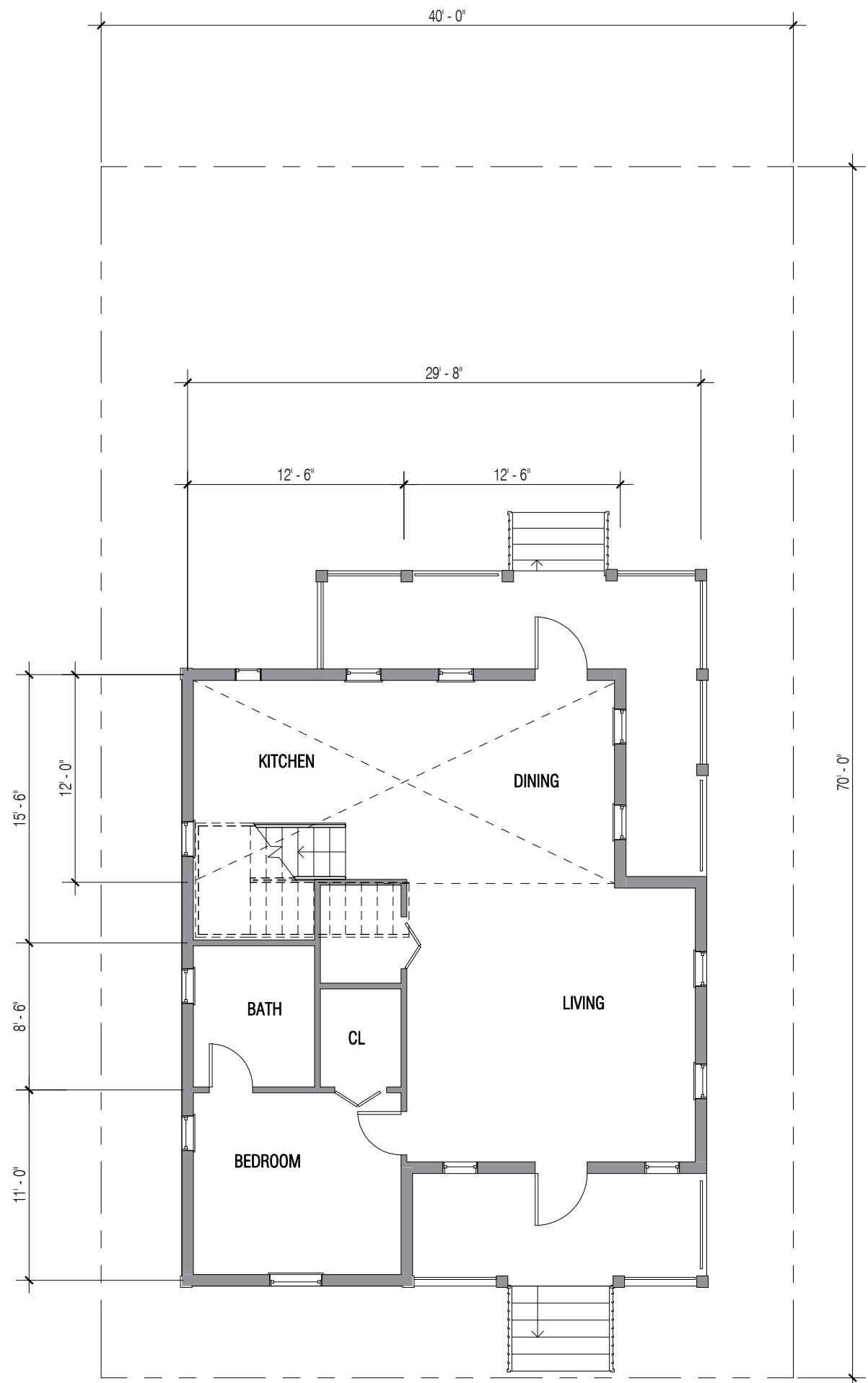
3 M1 - Elevation  
A-103 Scale: 1/8" = 1'-0"



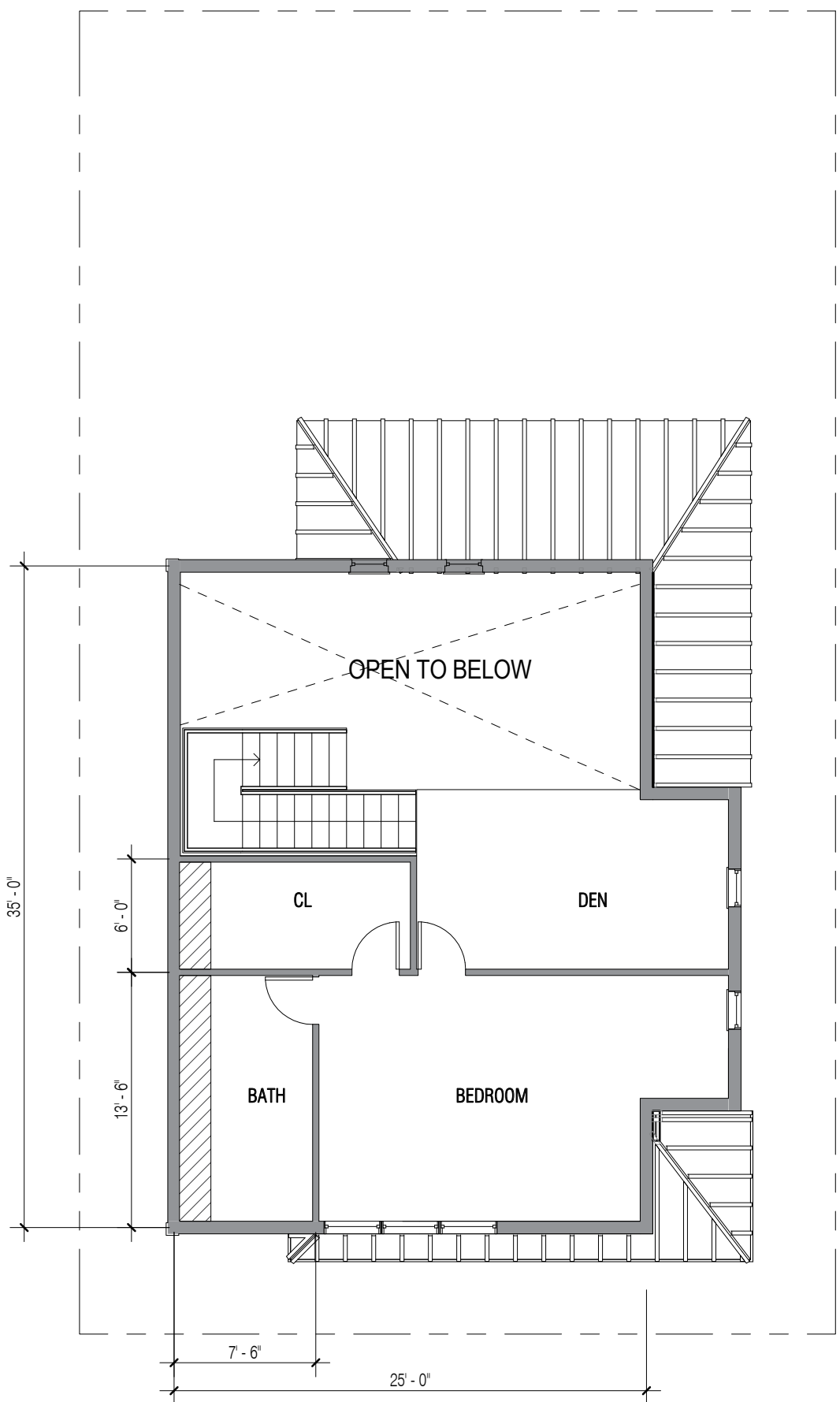
2 M1 - Alternate Elevation  
A-103 Scale: 1/8" = 1'-0"



4 M1 - Alternate Elevation 2  
A-103 Scale: 1/8" = 1'-0"



1 M1- Ground Floor Plan  
A-103 Scale: 1/8" = 1'-0"



5 M1 - Second Floor Plan  
A-103 Scale: 1/8" = 1'-0"



MEDIUM 2

2 Stories  
3 Bedrooms + Den  
3 Bathrooms

1,800SF



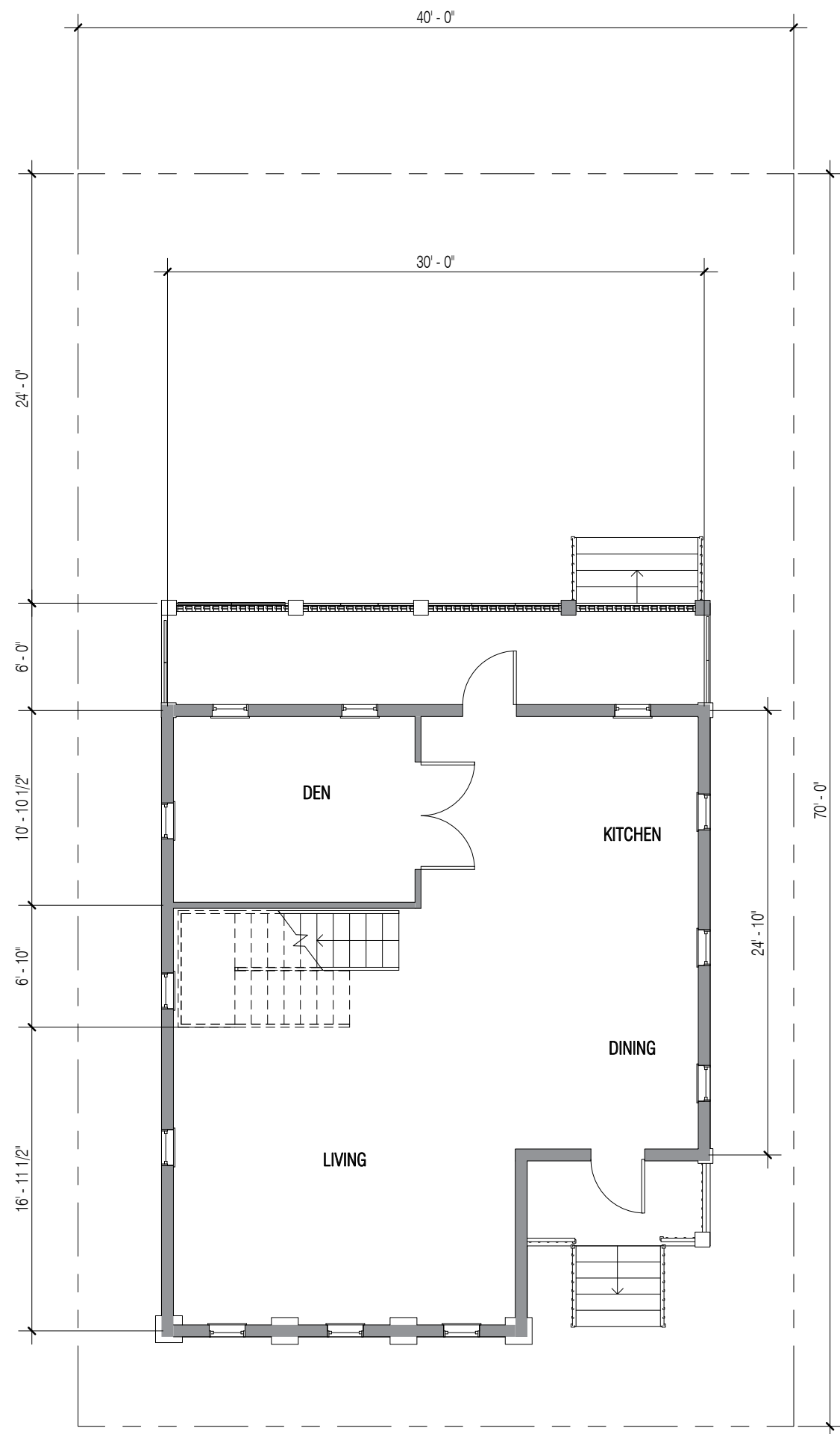
2 M2 - Elevation  
A-104 Scale: 1/8" = 1'-0"



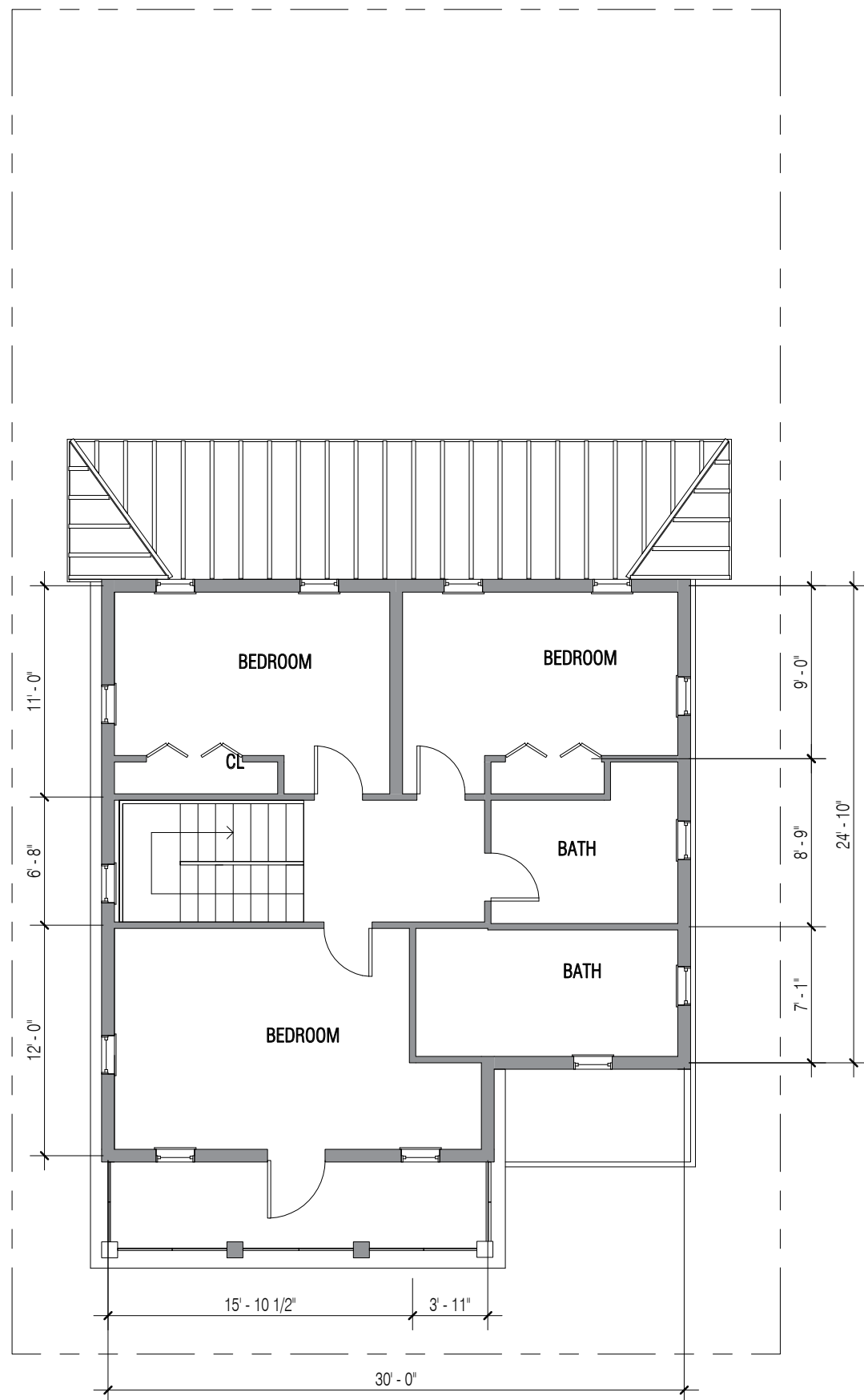
5 M2 - Alternate Elevation  
A-104 Scale: 1/8" = 1'-0"



3 M2 - Alternate Elevation 2  
A-104 Scale: 1/8" = 1'-0"



1 M3 - Ground Floor Plan  
A-104 Scale: 1/8" = 1'-0"



4 M2 - Second Floor Plan  
A-104 Scale: 1/8" = 1'-0"



MEDIUM 3

2 Stories  
3 Bedrooms + Den  
3 Bathrooms

2,000SF



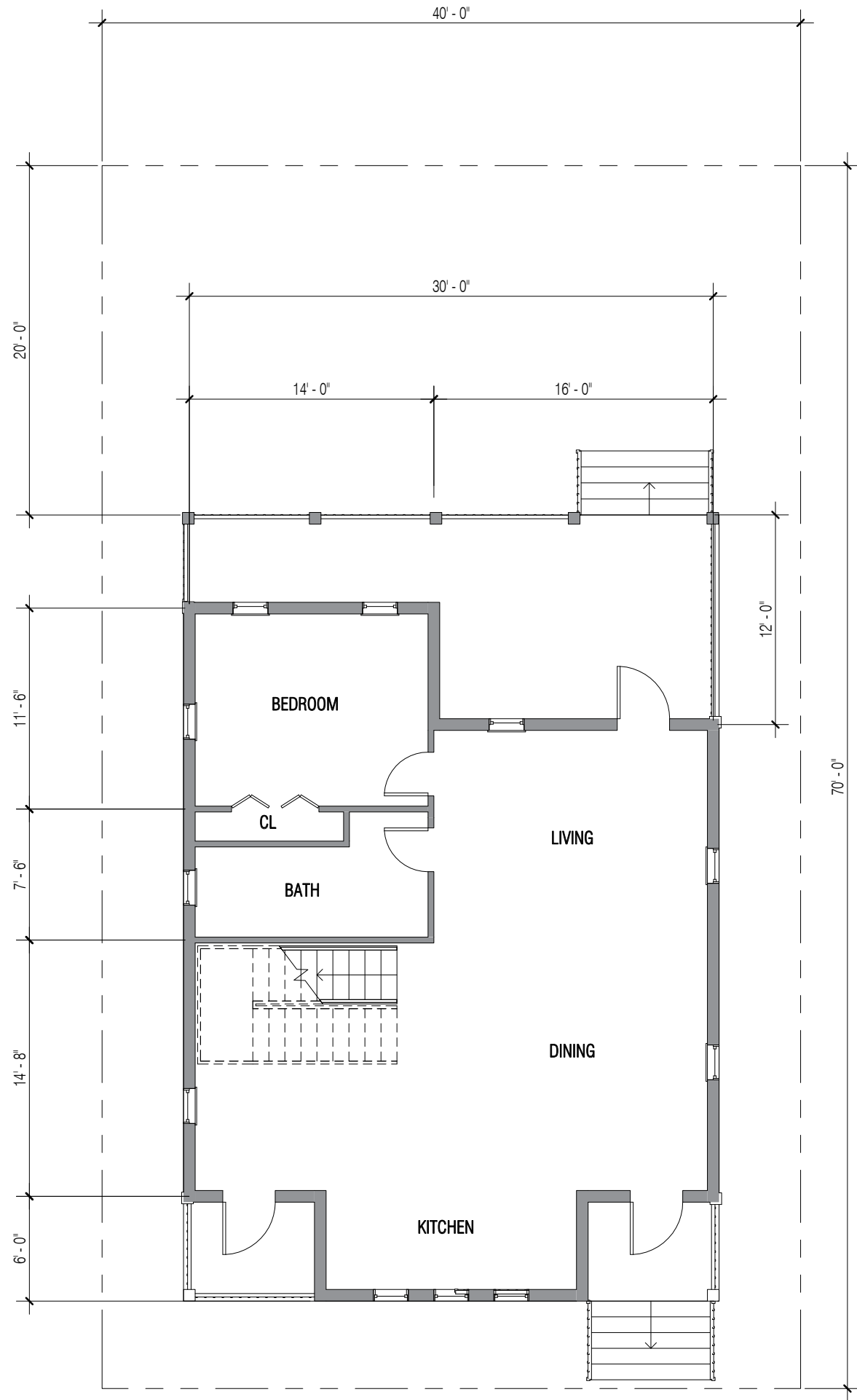
1  
A-105 M3 - Elevation  
Scale: 1/8" = 1'-0"



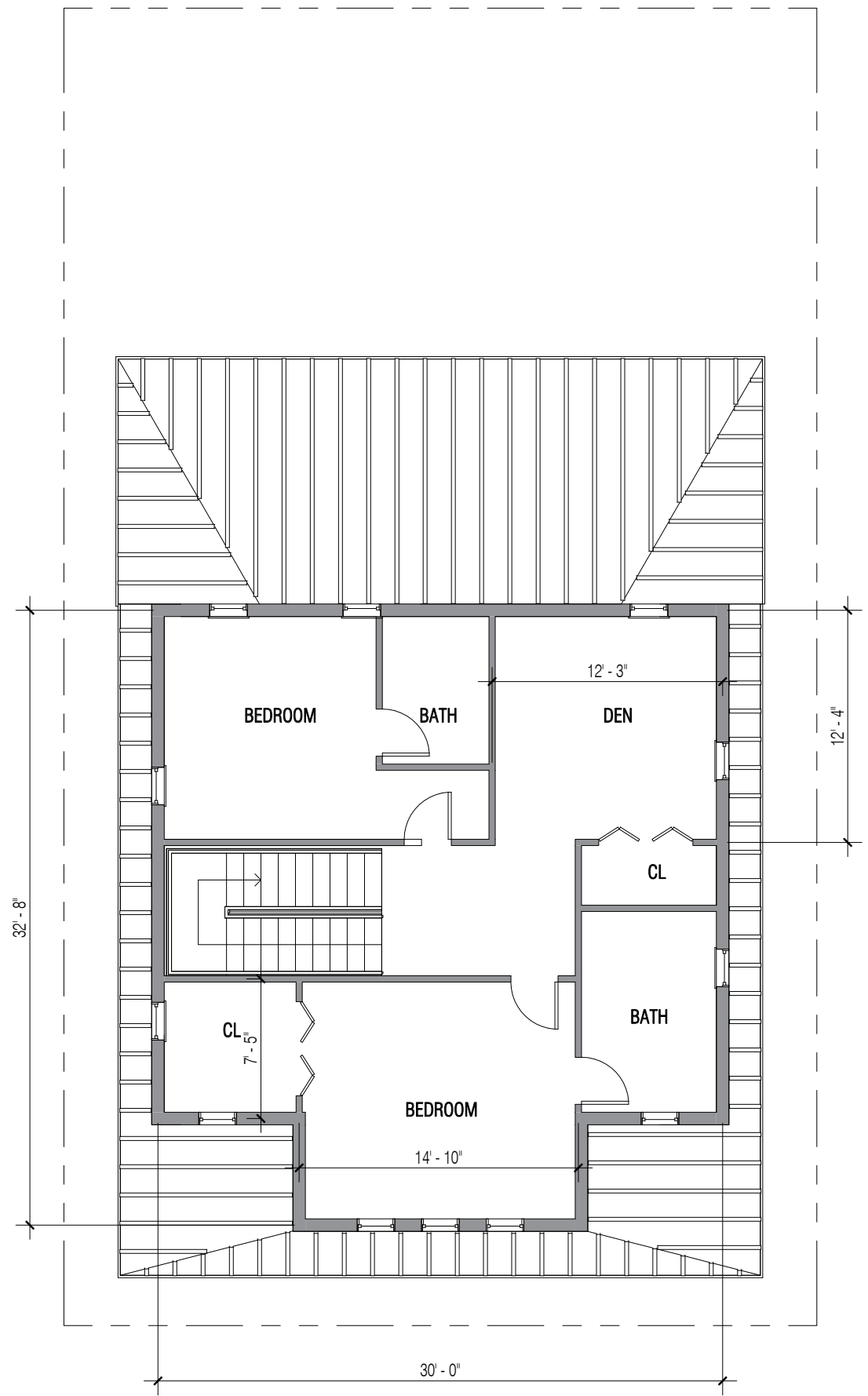
2  
A-105 M3 - Alternate Elevation  
Scale: 1/8" = 1'-0"



4  
A-105 M3 - Alternate Elevation 2  
Scale: 1/8" = 1'-0"



3  
A-105 M2 - Ground Floor Plan  
Scale: 1/8" = 1'-0"



5  
A-105 M3 - Second Floor Plan  
Scale: 1/8" = 1'-0"



# LARGE 1

1.5 Stories  
3 Bedrooms  
3 Bathrooms

1,700SF



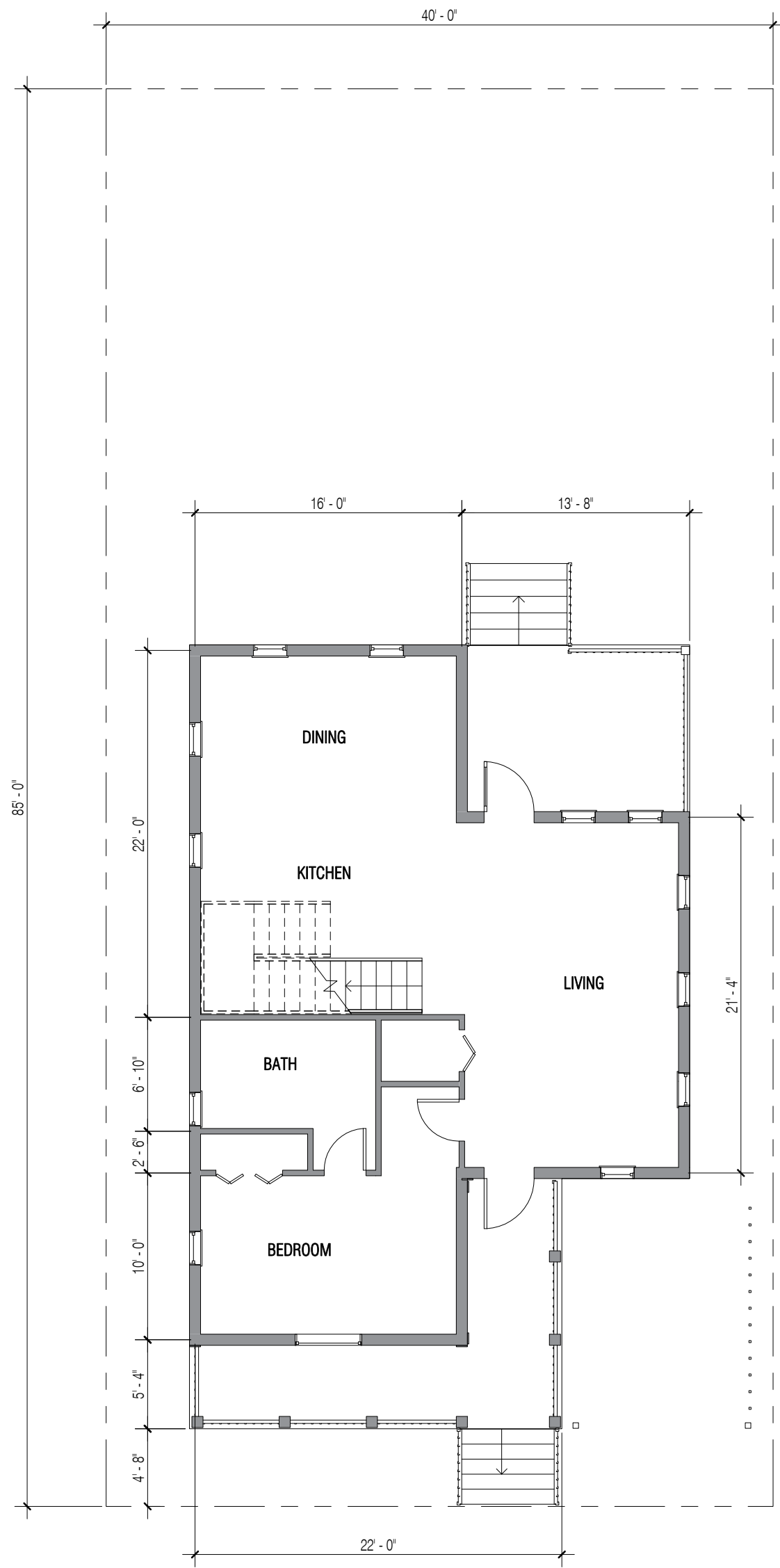
2 **L1 - Elevation**  
A-106 Scale: 1/8" = 1'-0"



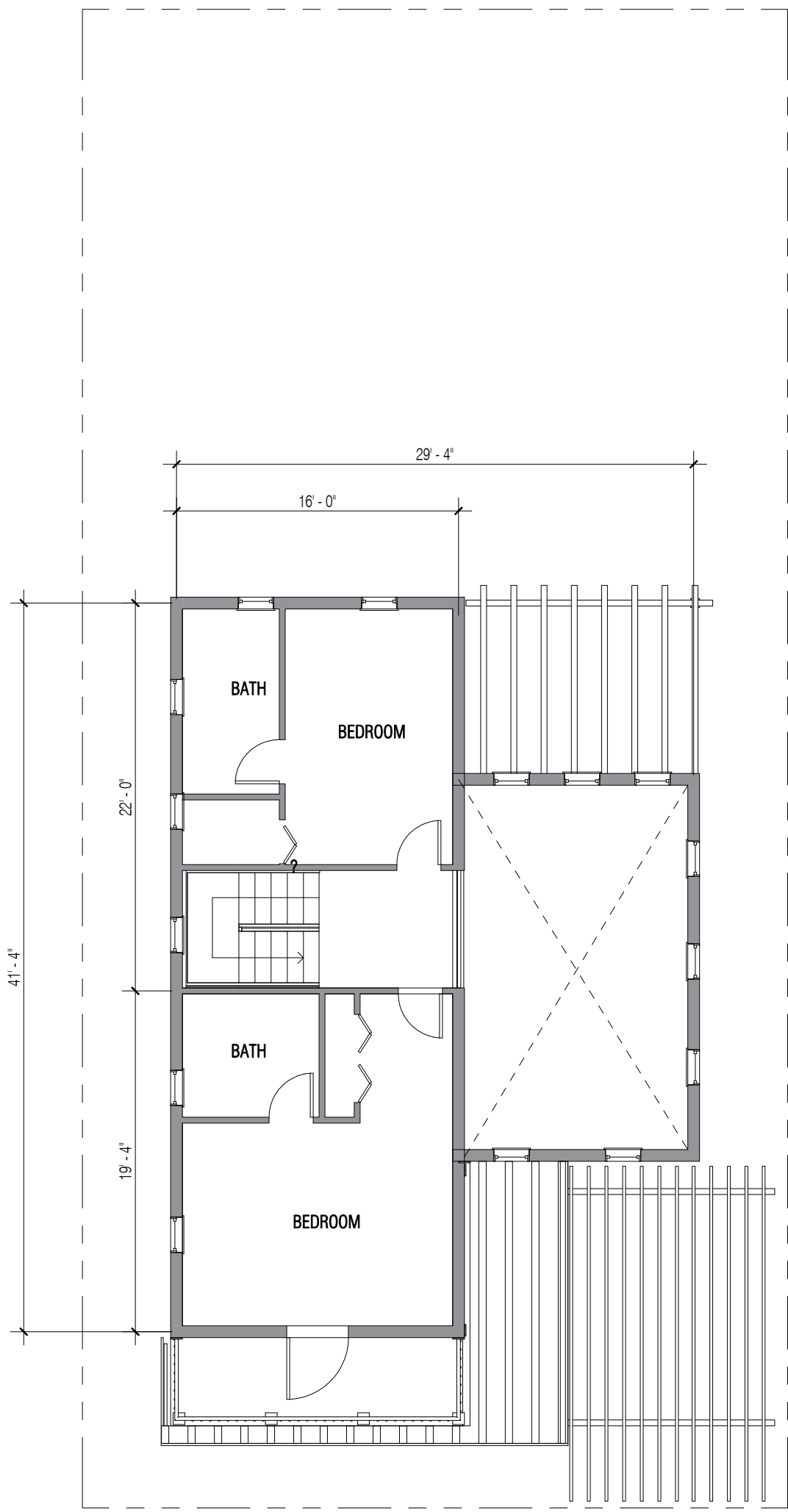
4 **L1 - Alternate Elevation**  
A-106 Scale: 1/8" = 1'-0"



5 **L1 - Alternate Elevation 2**  
A-106 Scale: 1/8" = 1'-0"



1 **L1 - Ground Floor Plan**  
A-106 Scale: 1/8" = 1'-0"



3 **L1 - Second Floor Plan**  
A-106 Scale: 1/8" = 1'-0"



# LARGE 2

2 Stories  
3 Bedrooms + Den  
3 Bathrooms

2,000SF



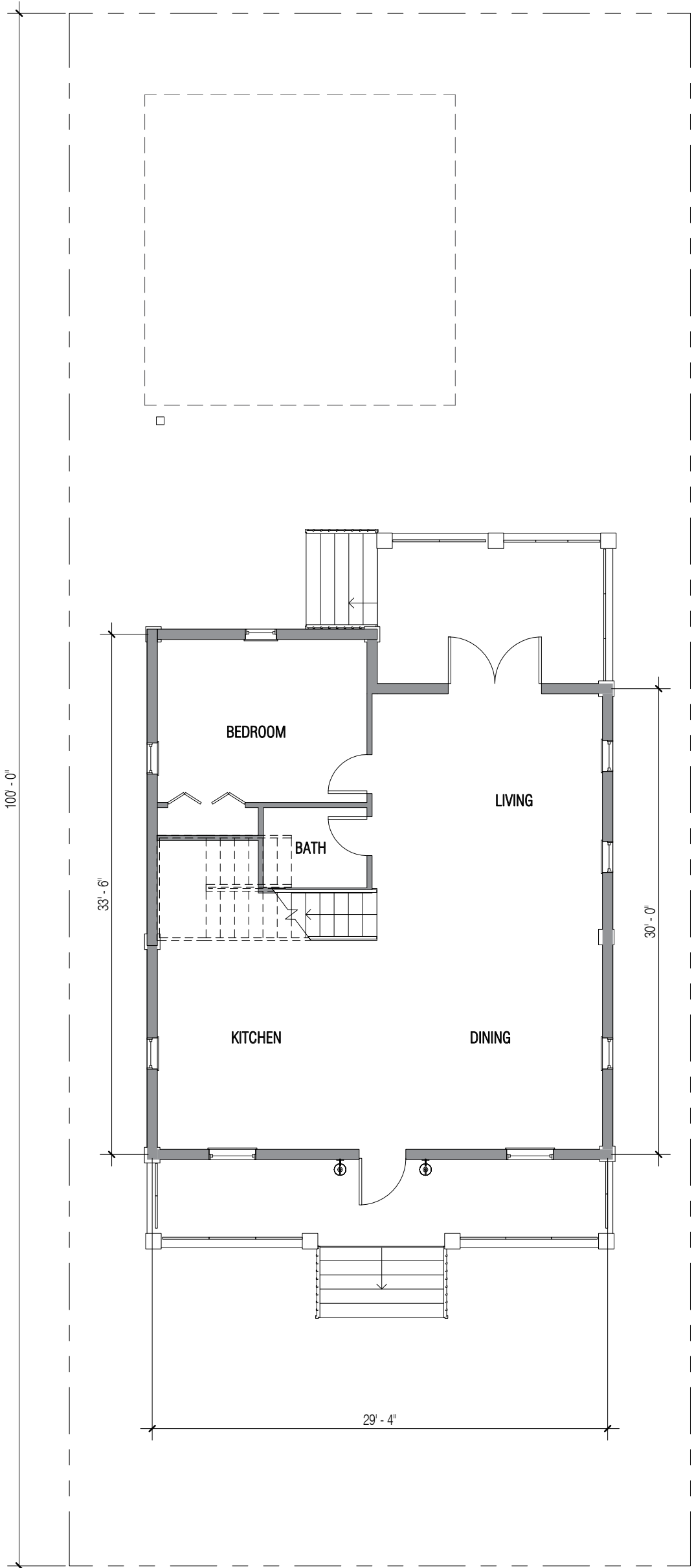
**1 L2 - Elevation**  
**A-107** Scale: 1/8" = 1'-0"



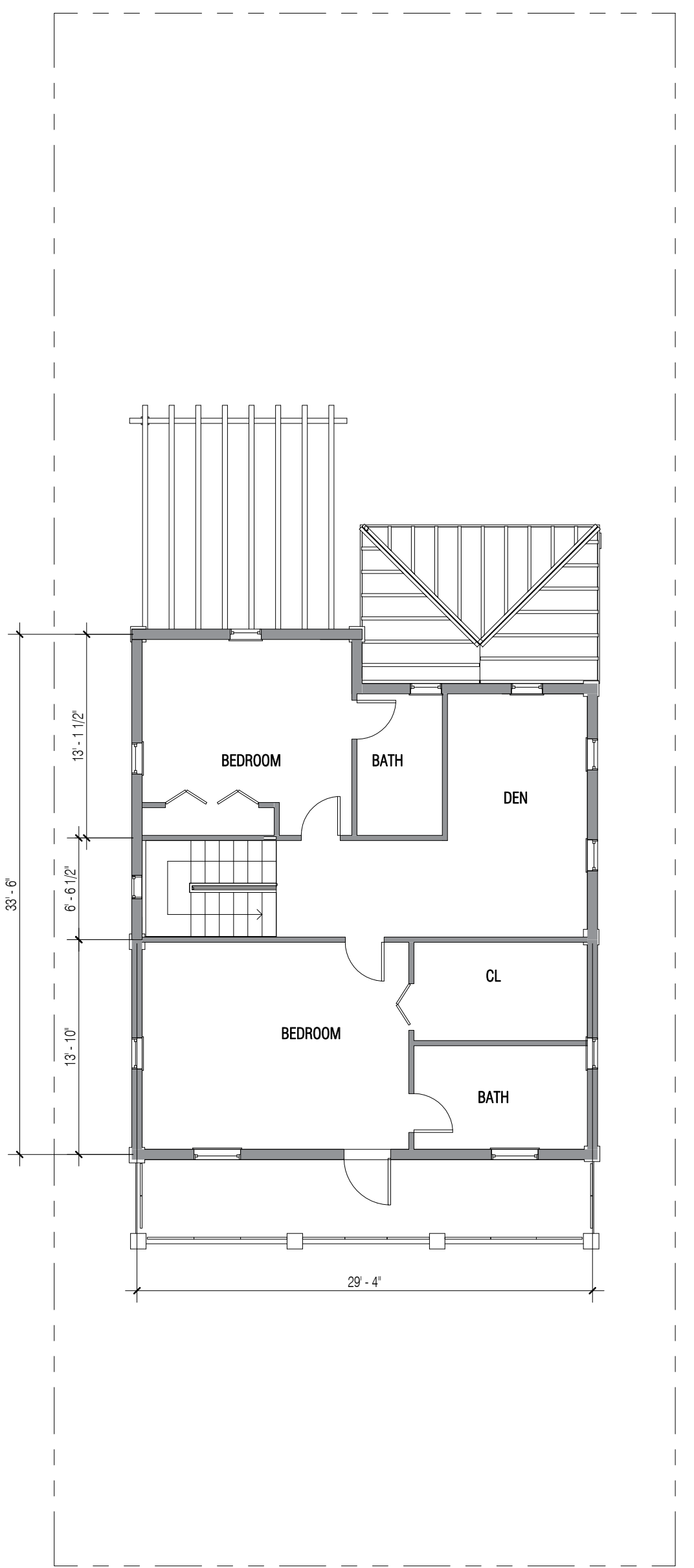
**4 L2 - Alternate Elevation**  
**A-107** Scale: 1/8" = 1'-0"



**5 L2 - Alternate Elevation 2**  
**A-107** Scale: 1/8" = 1'-0"



**2 L2 - Ground Floor Plan**  
**A-107** Scale: 1/8" = 1'-0"



**3 L2 - Second Floor Plan**  
**A-107** Scale: 1/8" = 1'-0"



LARGE 3

2 Stories  
3 Bedrooms + Den  
3 Bathrooms

2,200SF



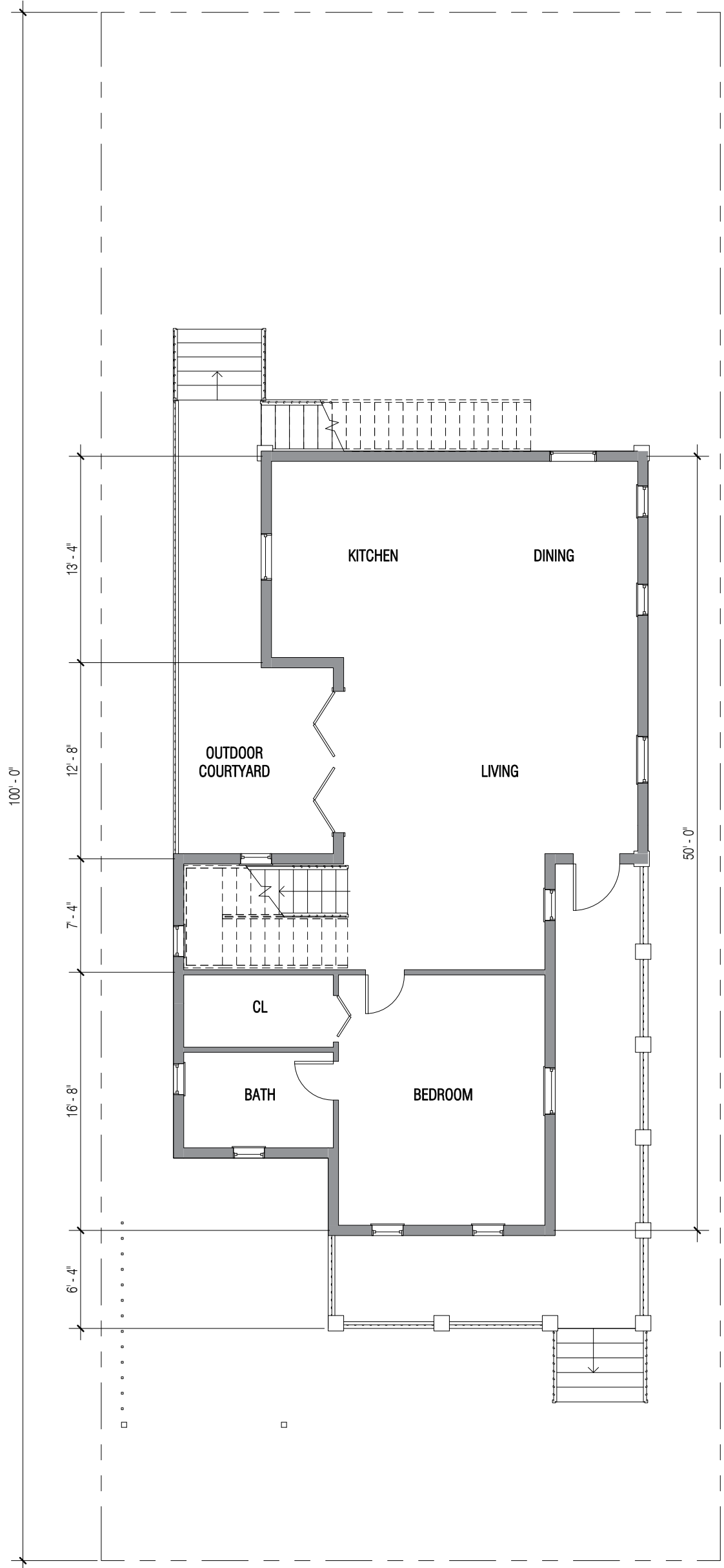
1 L3 - Elevation  
A-108 Scale: 1/8" = 1'-0"



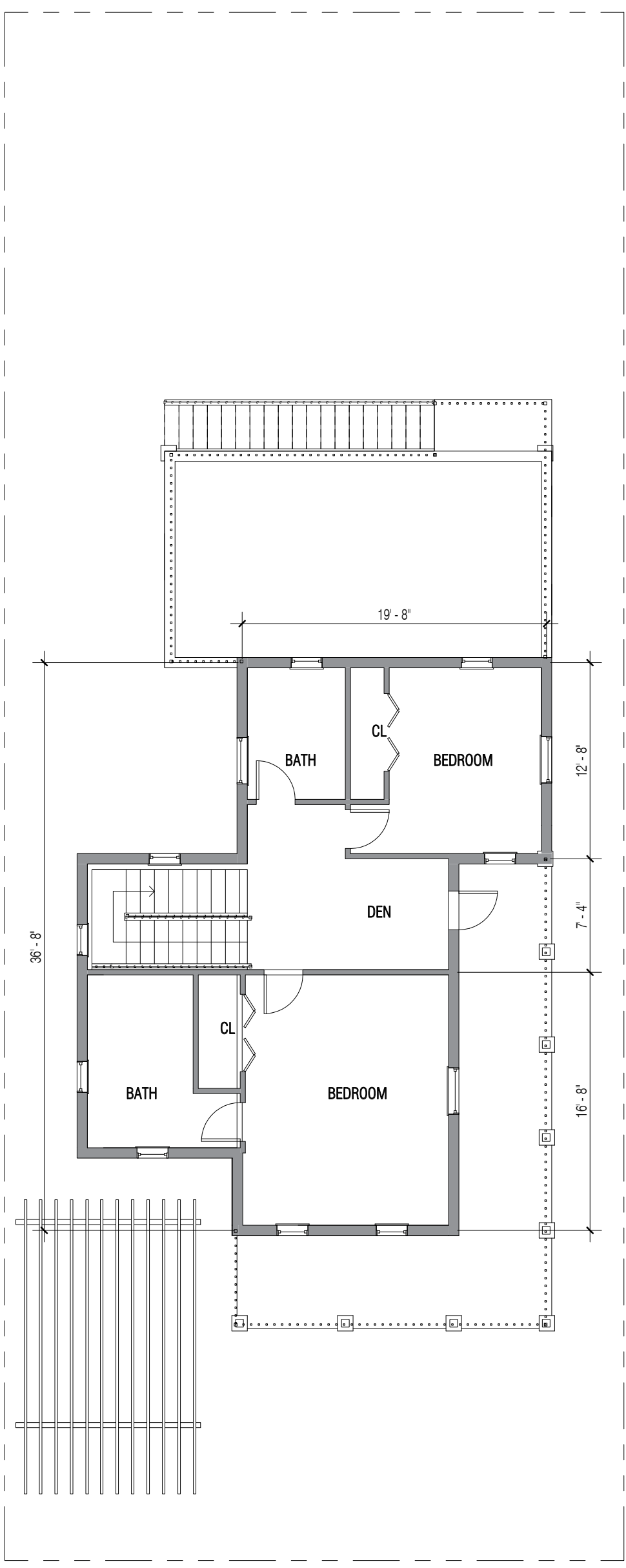
4 L3 - Alternate Elevation  
A-108 Scale: 1/8" = 1'-0"



5 L3 - Alternate Elevation 2  
A-108 Scale: 1/8" = 1'-0"



2 L3 - Ground Floor Plan  
A-108 Scale: 1/8" = 1'-0"



3 L3 - Second Floor Plan  
A-108 Scale: 1/8" = 1'-0"



# TRIPLEX - 1



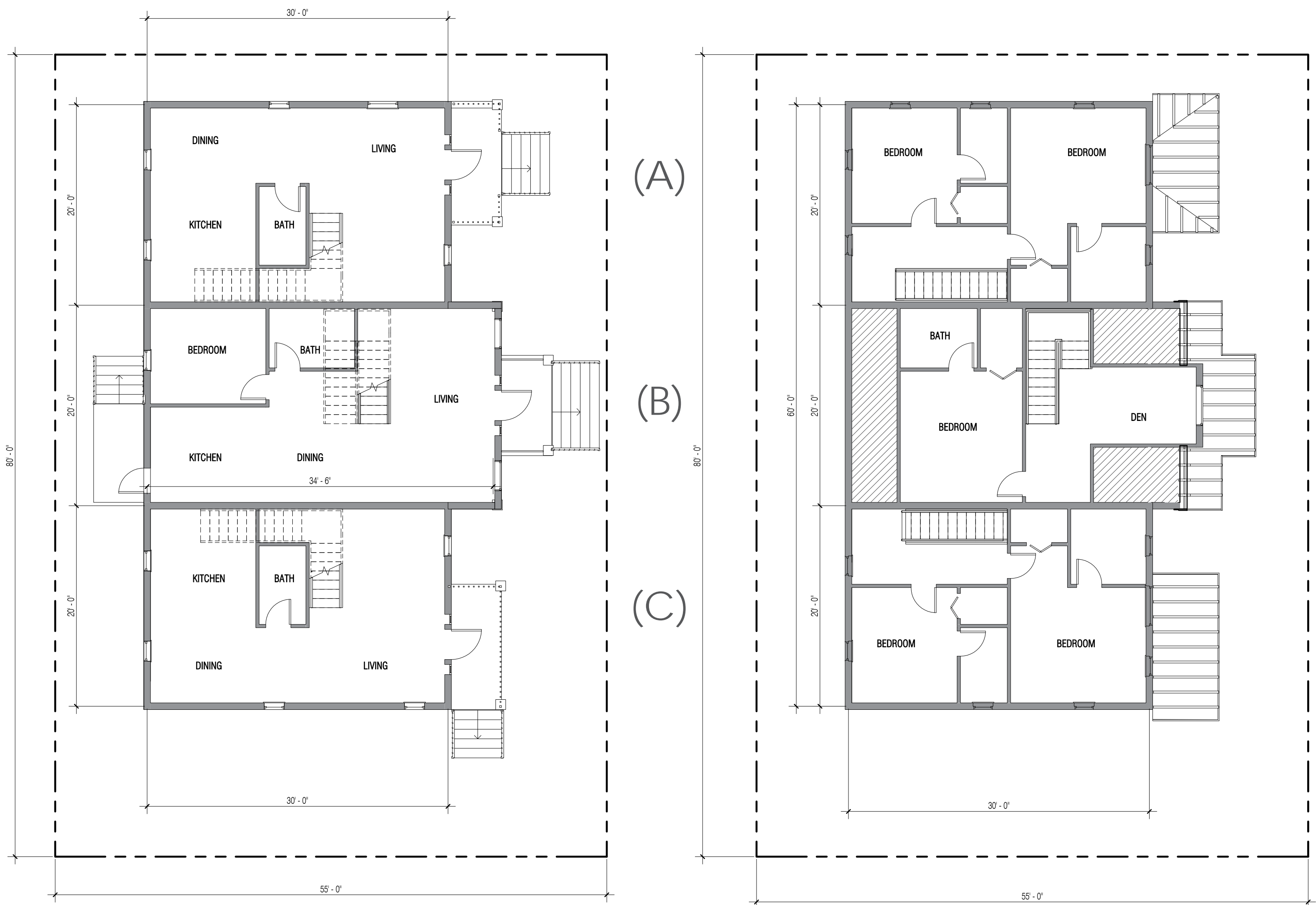
3 T1 - Elevation

A-109 Scale: 1/8" = 1'-0"

(A)  
2 Stories  
2 Bedrooms  
2.5 Bathrooms  
1,200 sf

(B)  
1.5 Stories  
2 Bedrooms + Den  
2 Bathrooms  
1,200 sf

(C)  
2 Stories  
2 Bedrooms  
2.5 Bathrooms  
1,200 sf



1 T1 - Ground Floor Plan

A-109 Scale: 1/8" = 1'-0"

2 T1 - Second Floor Plan

A-109 Scale: 1/8" = 1'-0"





# GUEST COTTAGE

OPTIONAL FOR LARGE LOTS

1.5 Stories  
500SF



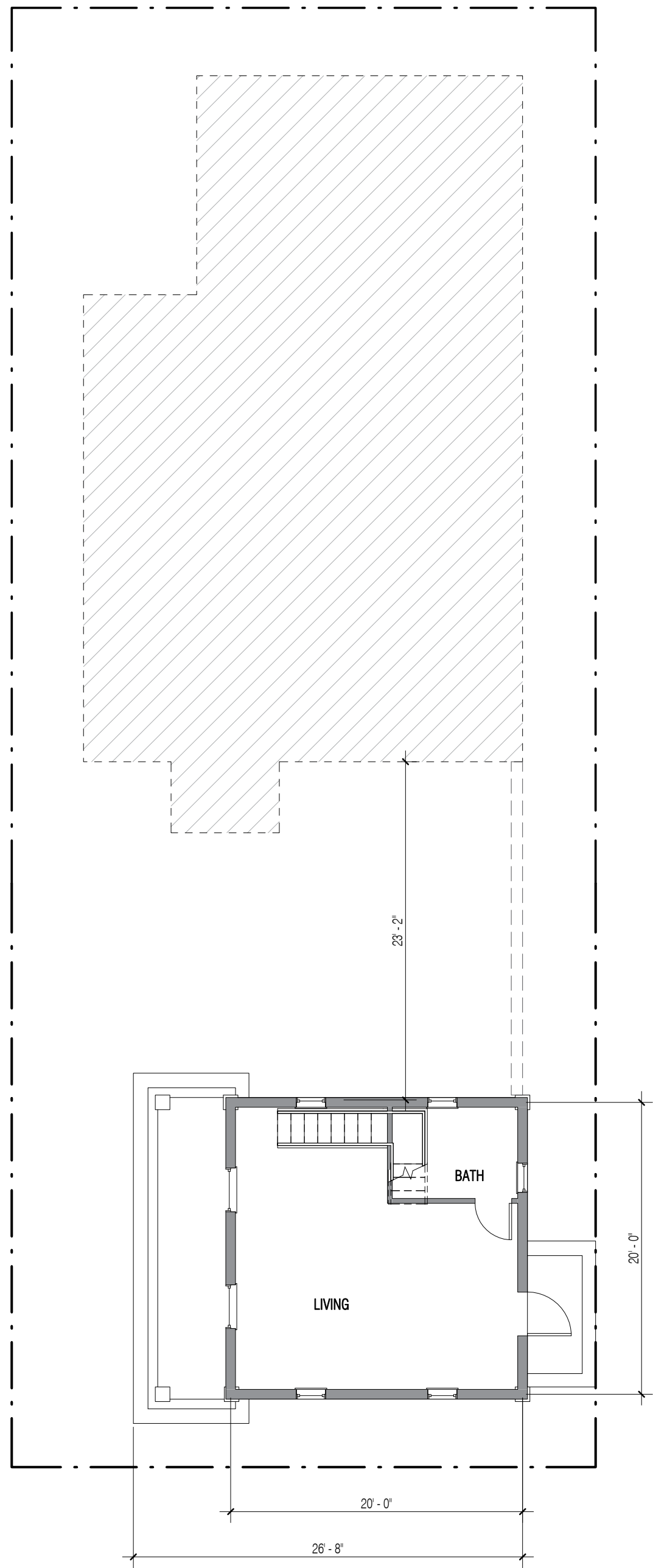
4 C- Rear Elevation

A-110 Scale: 1/8" = 1'-0"



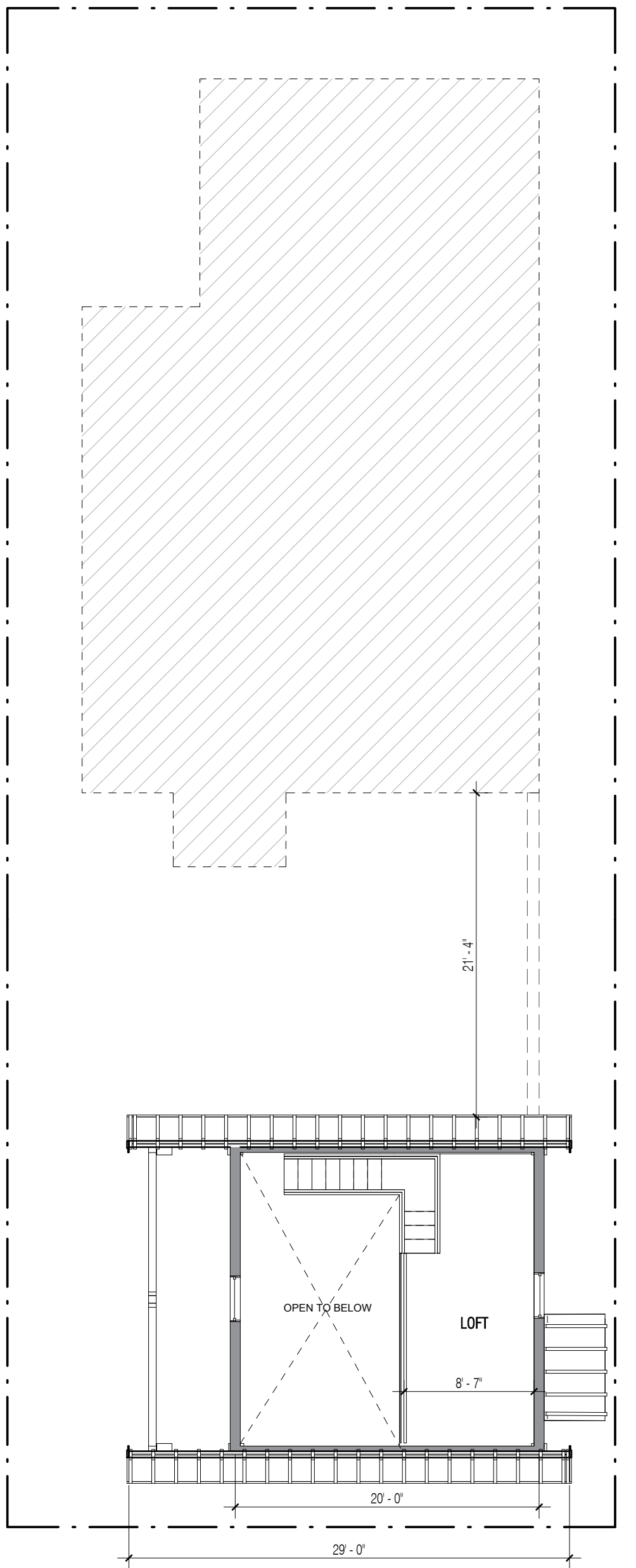
3 C- Front Elevation

A-110 Scale: 1/8" = 1'-0"



1 C- Ground Floor Plan

A-110 Scale: 1/8" = 1'-0"



2 C- Second Floor Plan

A-110 Scale: 1/8" = 1'-0"



GATEWAY TO OLD TOWN



Water Tower

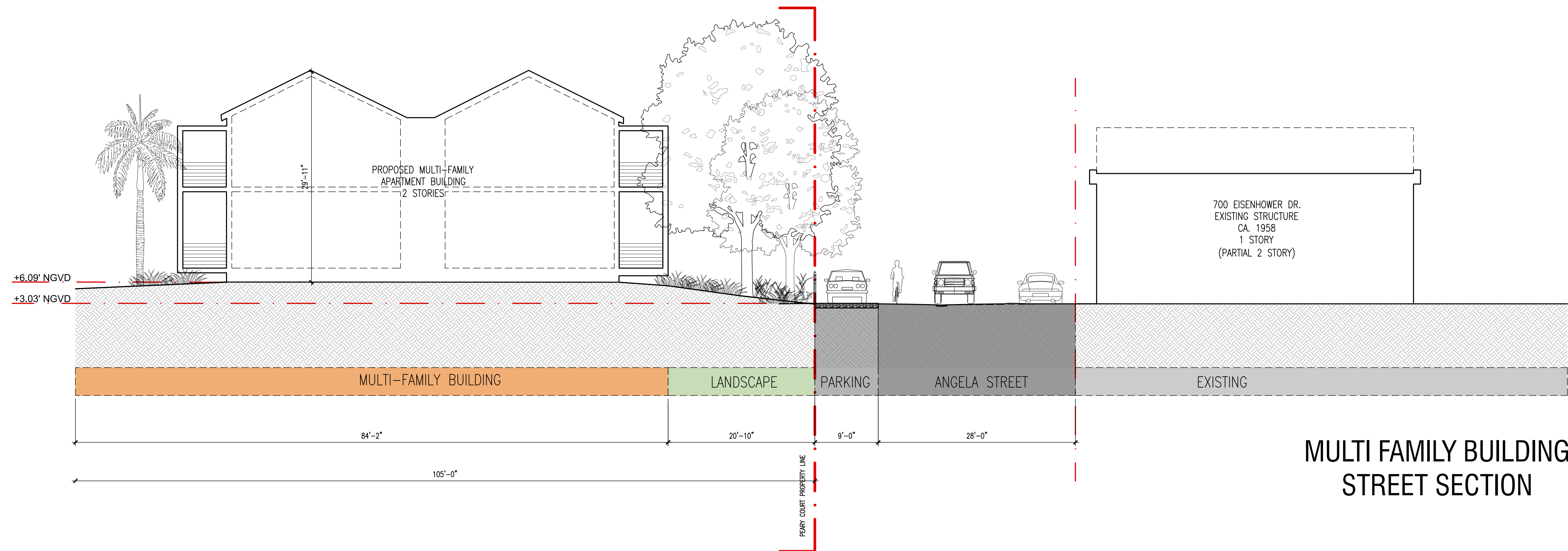


Barracks



WATER TOWER - MULTI FAMILY BUILDING  
URBAN CONTEXT









First Floor Plan		
Name	Count	Area
1 BDRM	14	
2 BDRM	5	

Room Legend	
<span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span> 1 BDRM	
<span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span> 2 BDRM	

1 Level 1  
A-201 Scale: 1/16" = 1'-0"



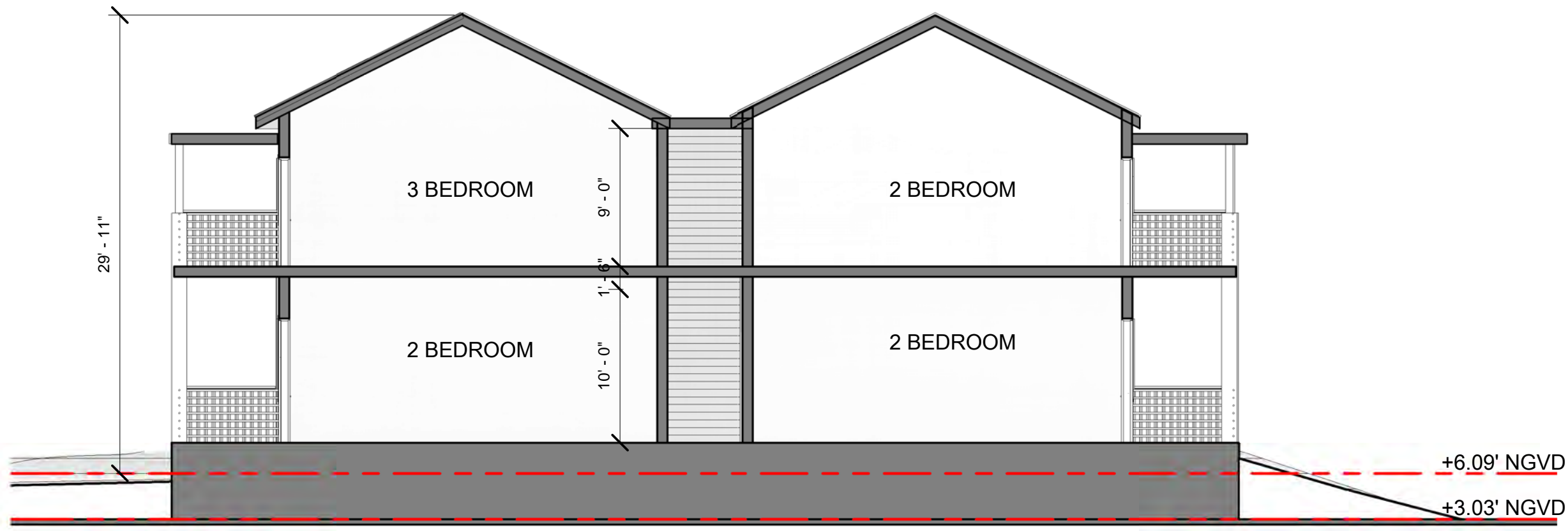
Second Floor Plan		
Name	Count	Area
1 BDRM	6	
2 BDRM	3	
3 BDRM	2	1152 SF

Room Legend	
<span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span> 1 BDRM	
<span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span> 2 BDRM	
<span style="display:inline-block; width:15px; height:15px; background-color:tan; border:1px solid black;"></span> 3 BDRM	

2 Level 2  
A-201 Scale: 1/16" = 1'-0"

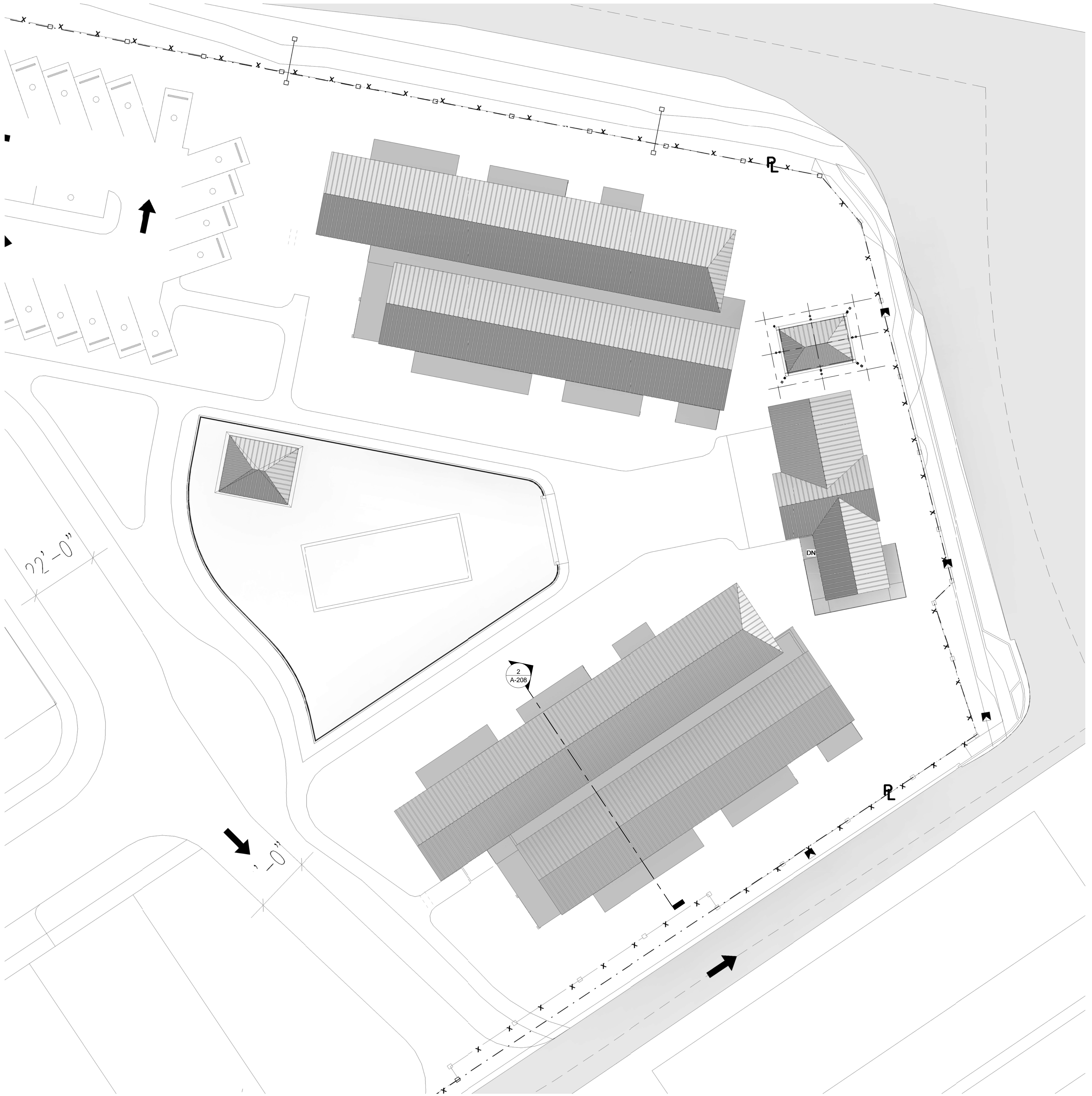
TOTAL COUNT		
Count	Name	Area
20	1 BDRM	
8	2 BDRM	
2	3 BDRM	1152 SF





**2** Cross Section 1  
A-208 Scale: 1/8" = 1'-0"

TOTAL COUNT		
Count	Name	Area
20	1 BDRM	
8	2 BDRM	
2	3 BDRM	1152 SF







Aerial View from Peary Court





WATER TOWER