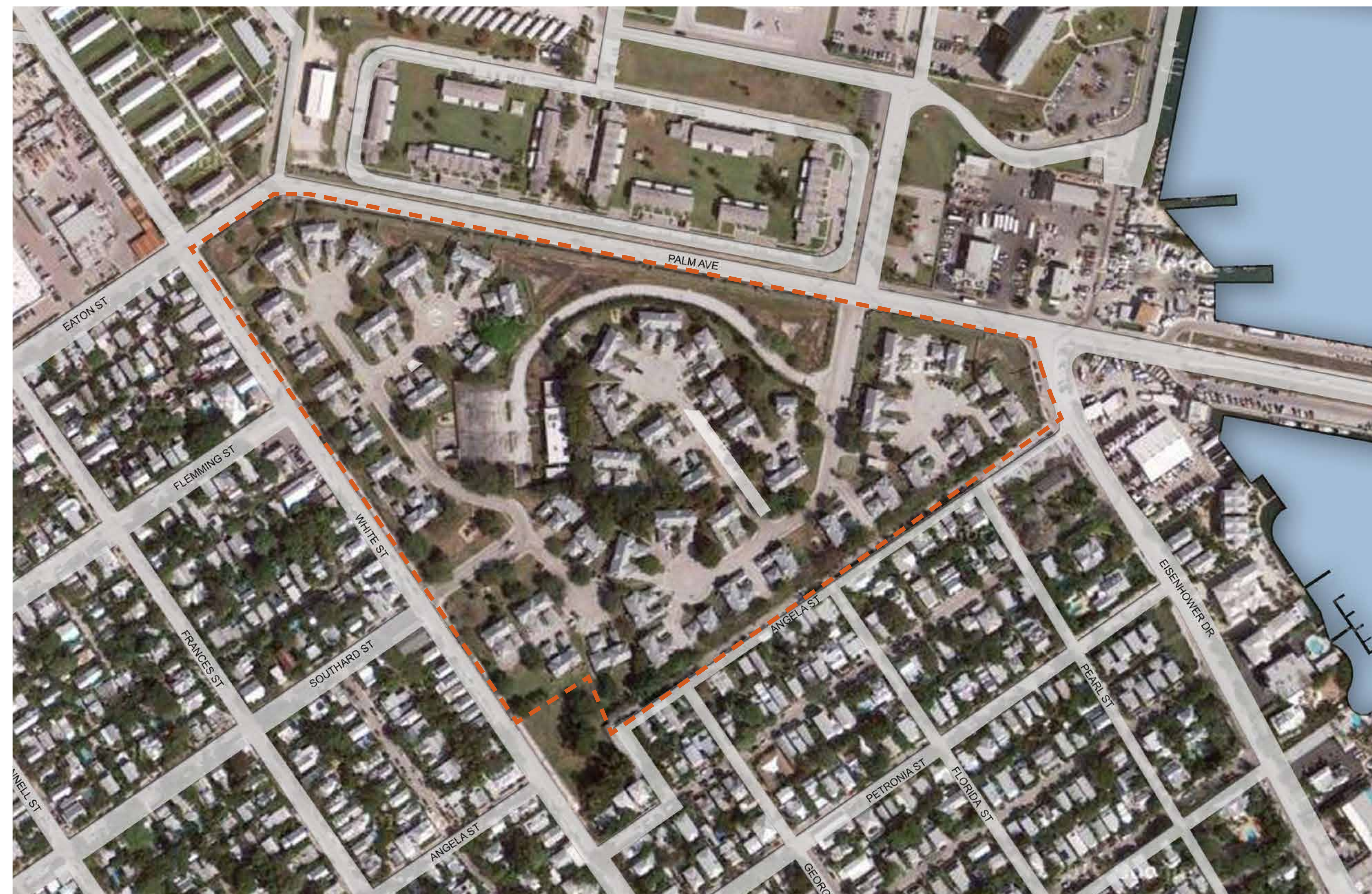
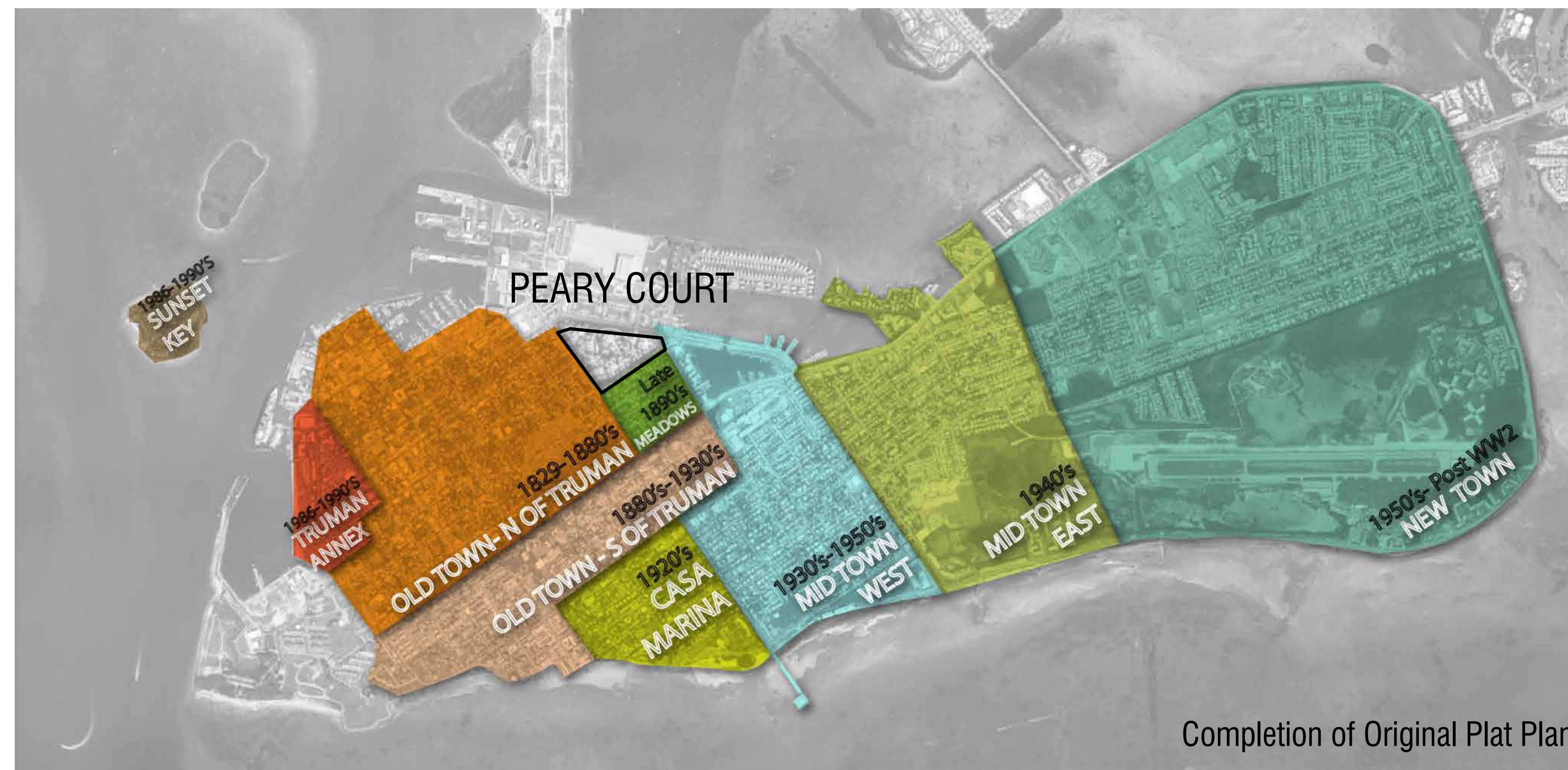


PEARY COURT
KEY WEST, FL
Historic Architectural Review Commission
May 7th, 2014

ZYSCOVICH
A R C H I T E C T S



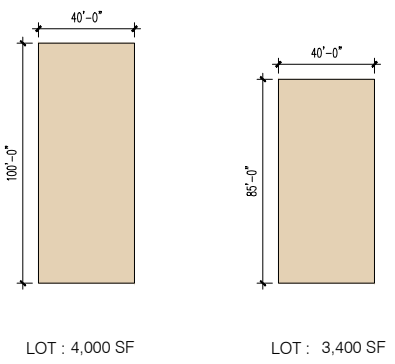


Peary Court
Existing Site

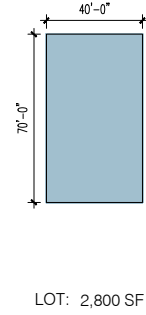


Total Units		
Unit Types	Unit Dimensions	
Large Building Sites	62	40'x85'-115'
Medium Building Sites	48	40'-50'x70'
Cottages	50	30'x50'
Multi-Family	18	50'x80' (3 Units x 6 Sites)
Multi-Family w/ Amenities	30	18 - 1 BDRM - 600 SF
		8 - 2 BDRM - 800 SF
		4 - 3 BDRM - 1,200 SF
Total Units	208	
Parking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

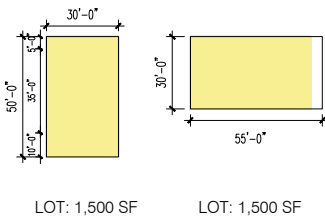
Large Parcels



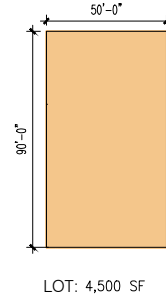
Medium Parcels



Cottage Parcels



Multi-Family Parcels

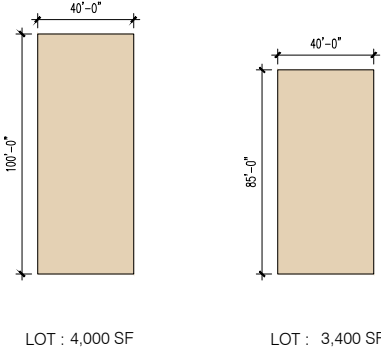




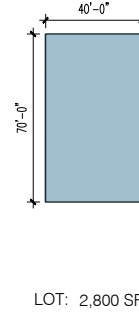
Total Units		
Unit Types	Unit Dimensions	
Large Building Sites	62	40x85-115'
Medium Building Sites	48	40-50x70'
Cottages	50	30x50'
Multi-Family	18	50x80' (3 Units x 6 Sites)
Multi-Family w/ Amenities	30	18 - 1 BDRM - 600 SF
		8 - 2 BDRM - 800 SF
		4 - 3 BDRM - 1,200 SF
Total Units	208	

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'

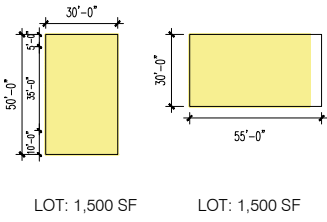
Large Parcels



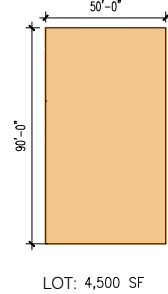
Medium Parcels



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

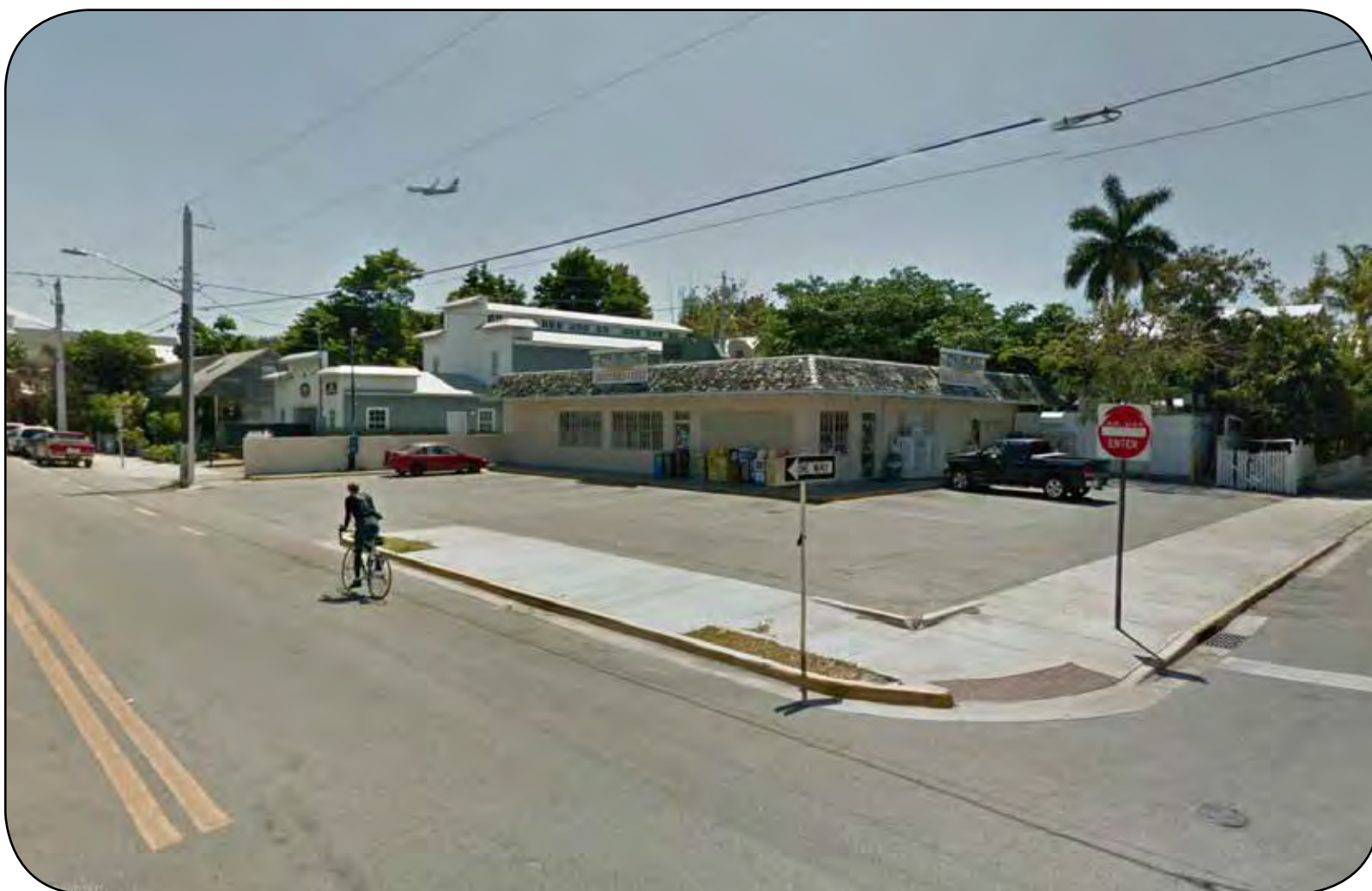


Community Parks / Green Areas



Preservation of Existing Mahogany Trees





WHITE STREET - URBAN CONTEXT



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

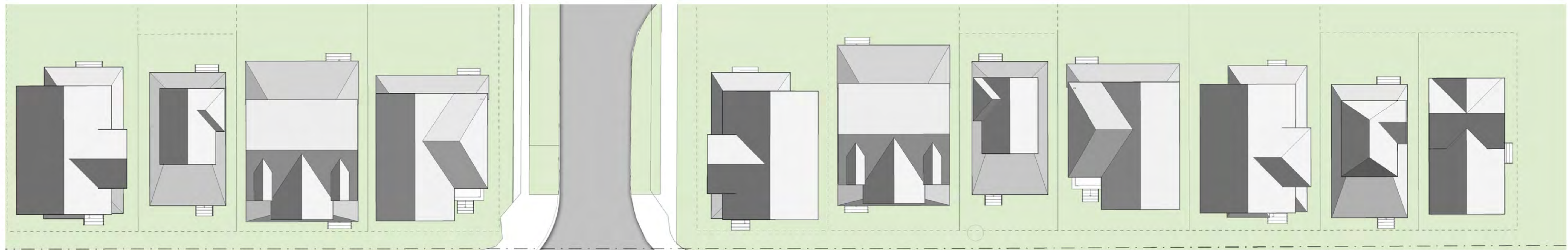


2 **White Street Plan**
 SP-103 Scale: 1/32" = 1'-0"





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



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





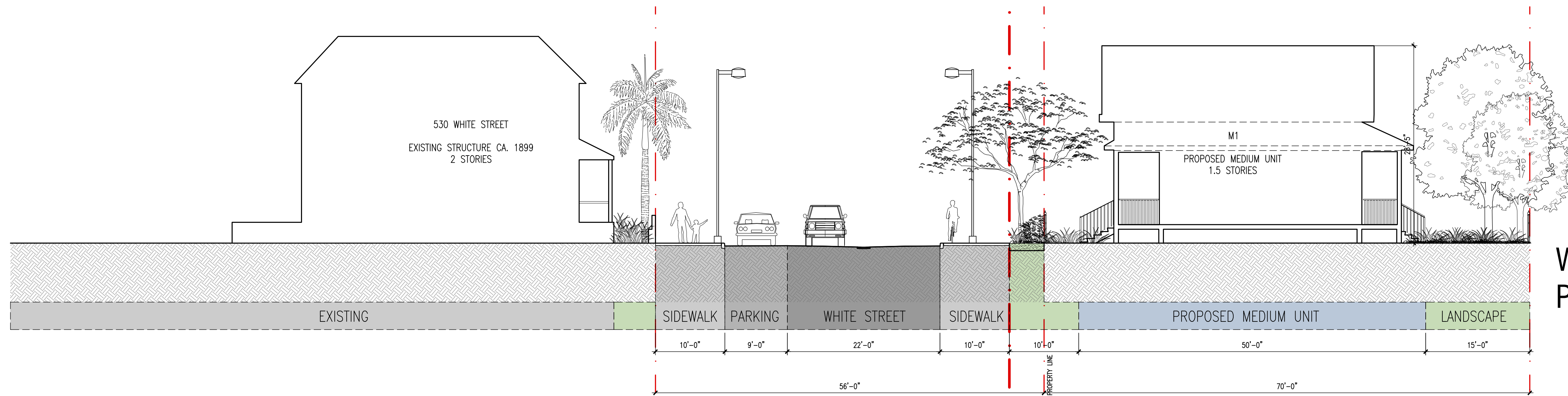
1 White Street Elevation
SP-103 Scale: 1/32" = 1'-0"



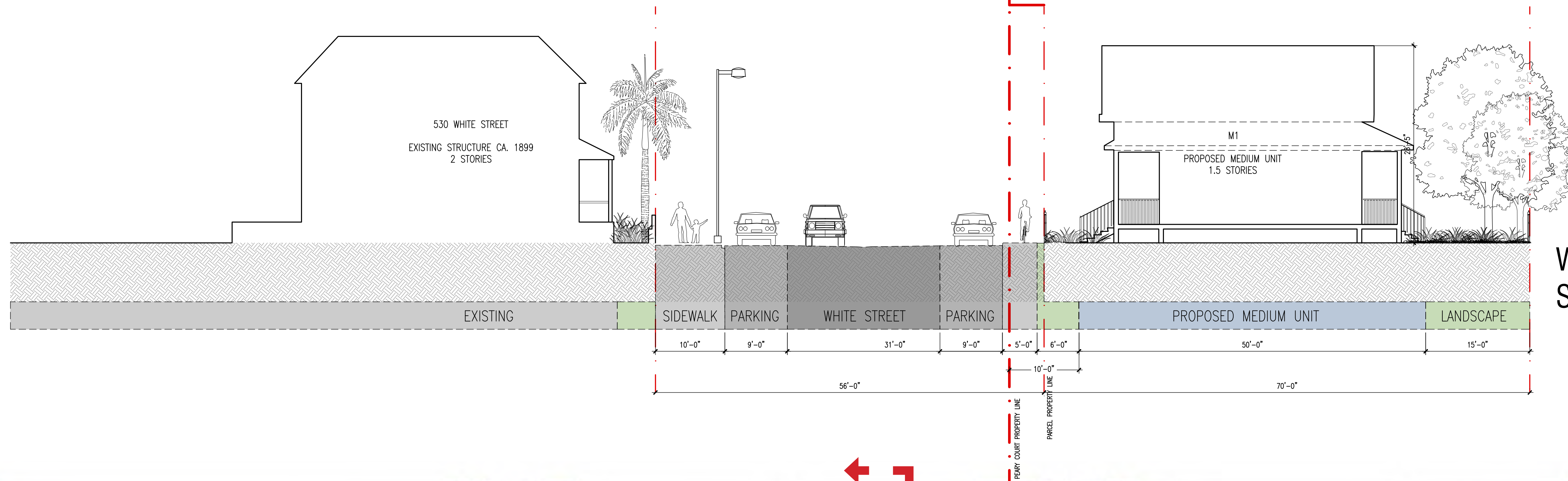
2 White Street Plan
SP-103 Scale: 1/32" = 1'-0"

PARKING ALTERNATIVE
22 PARALLEL PARKING SPACES
ON WHITE STREET





WHITE STREET SECTION
PRIMARY OPTION

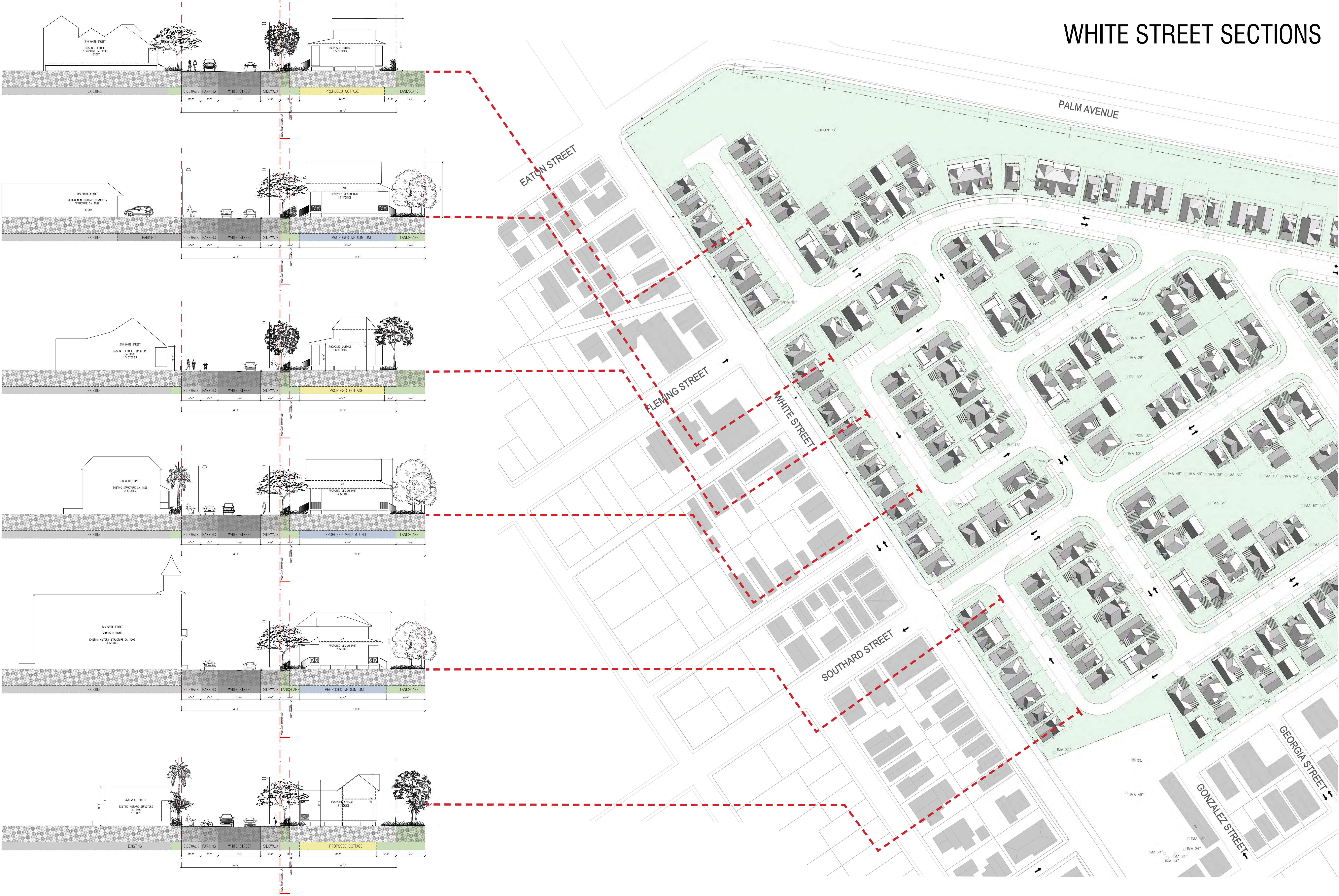


WHITE STREET SECTION
STREET PARKING OPTION

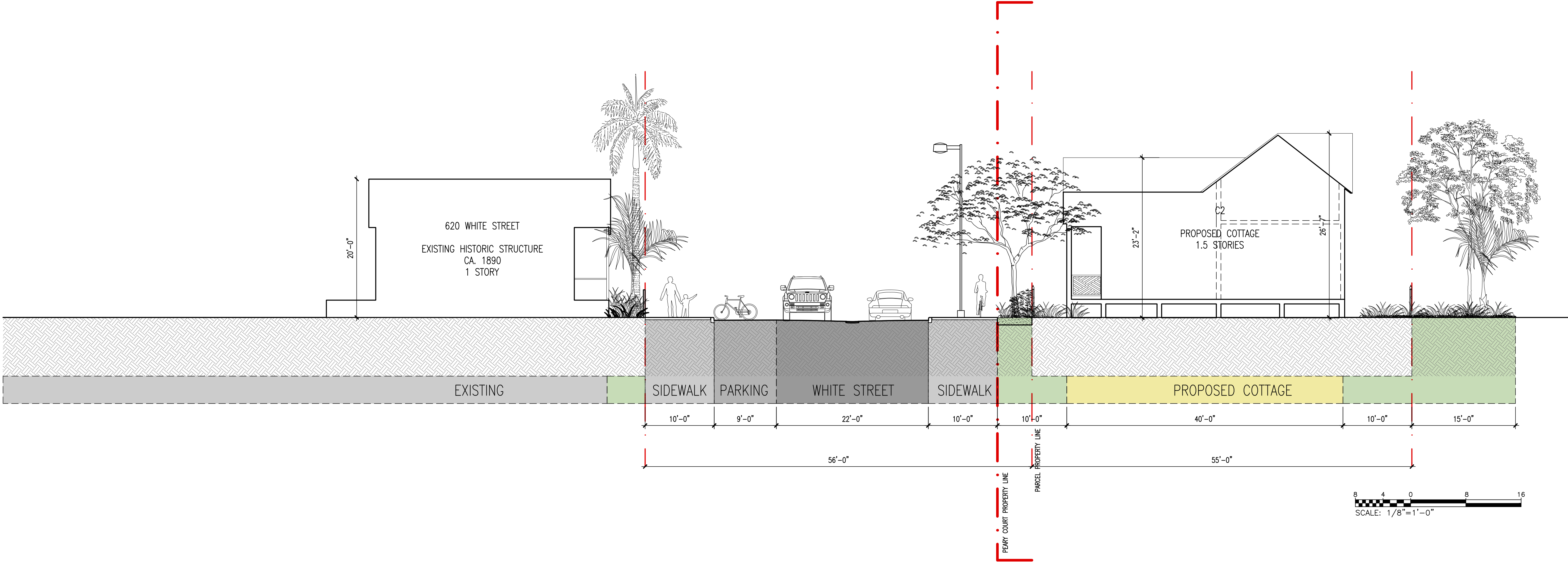


PARKING ALTERNATIVE
22 PARALLEL PARKING SPACES
ON WHITE STREET

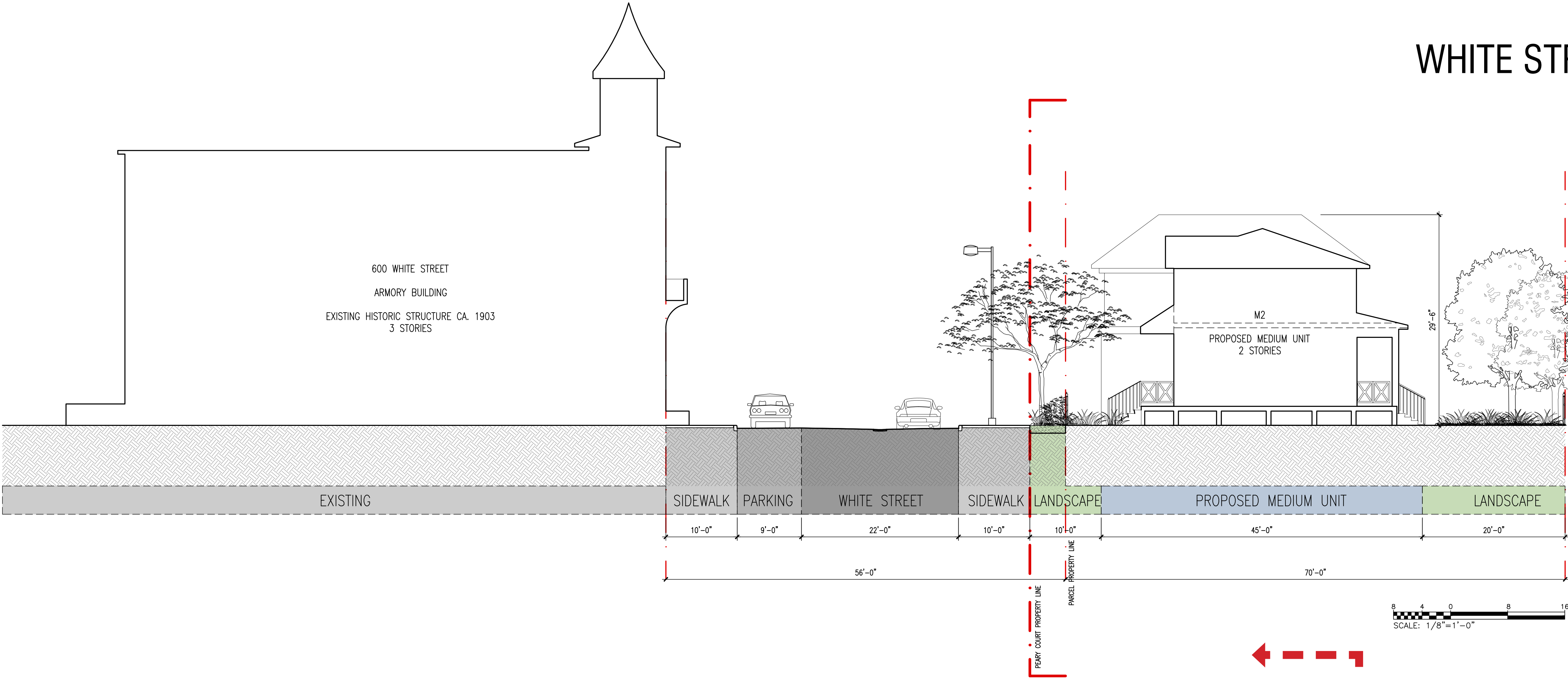
WHITE STREET SECTIONS



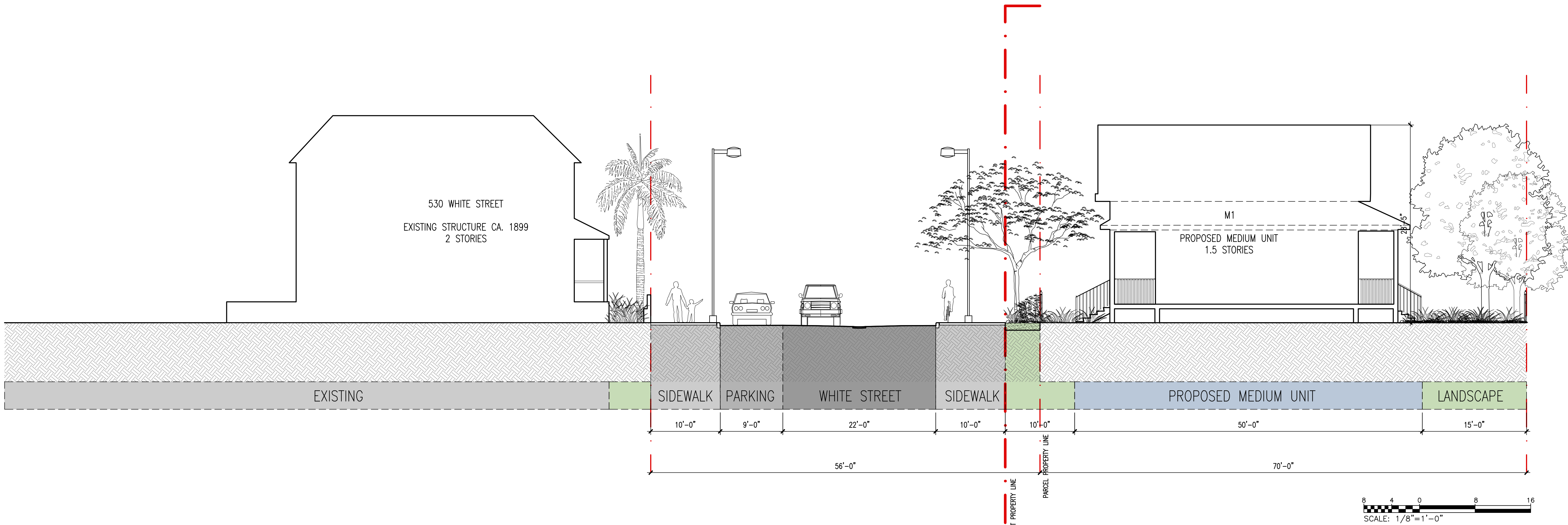
WHITE STREET SECTIONS



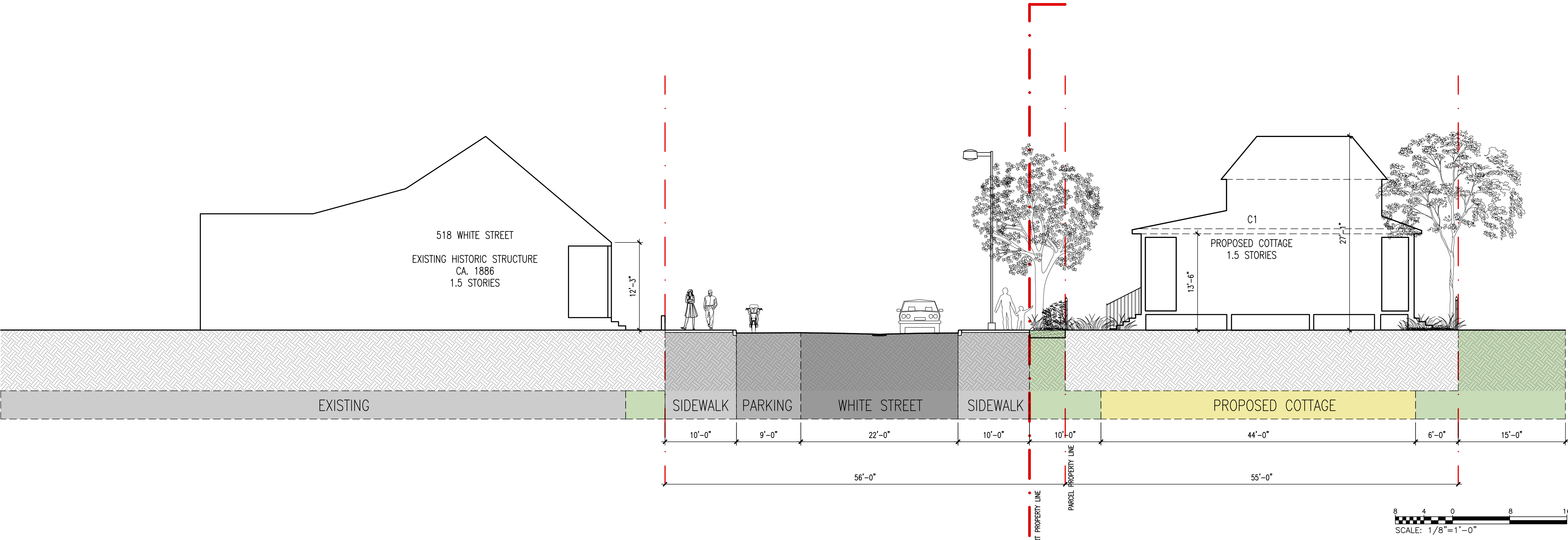
WHITE STREET SECTIONS



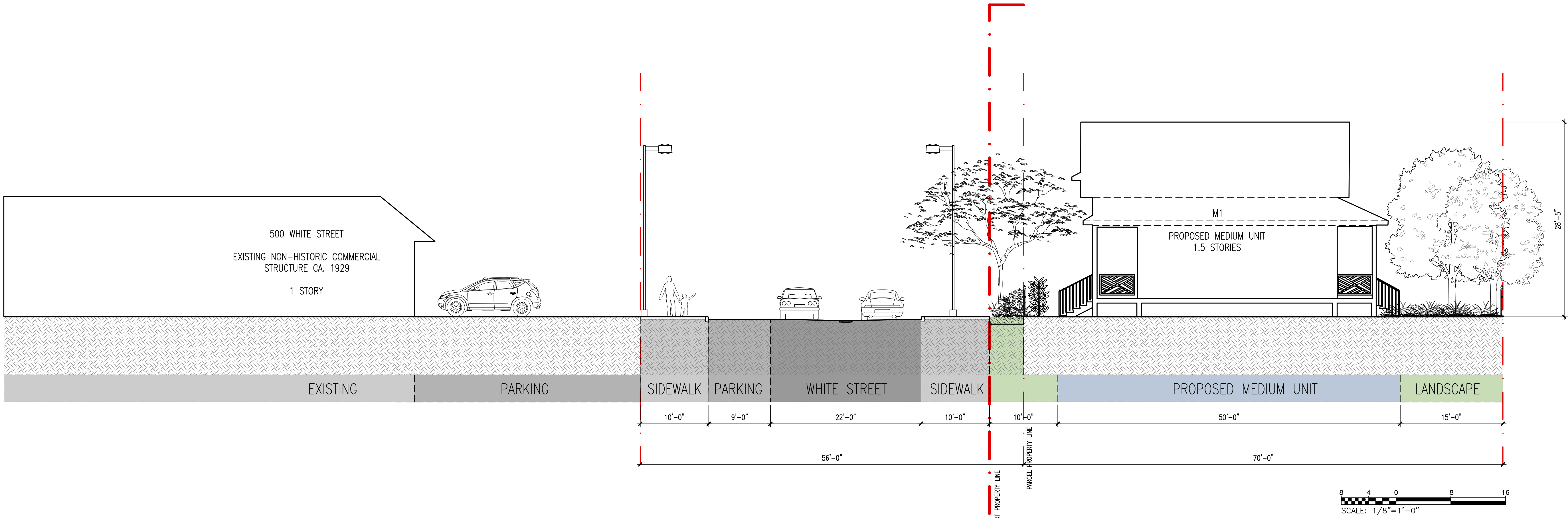
WHITE STREET SECTIONS



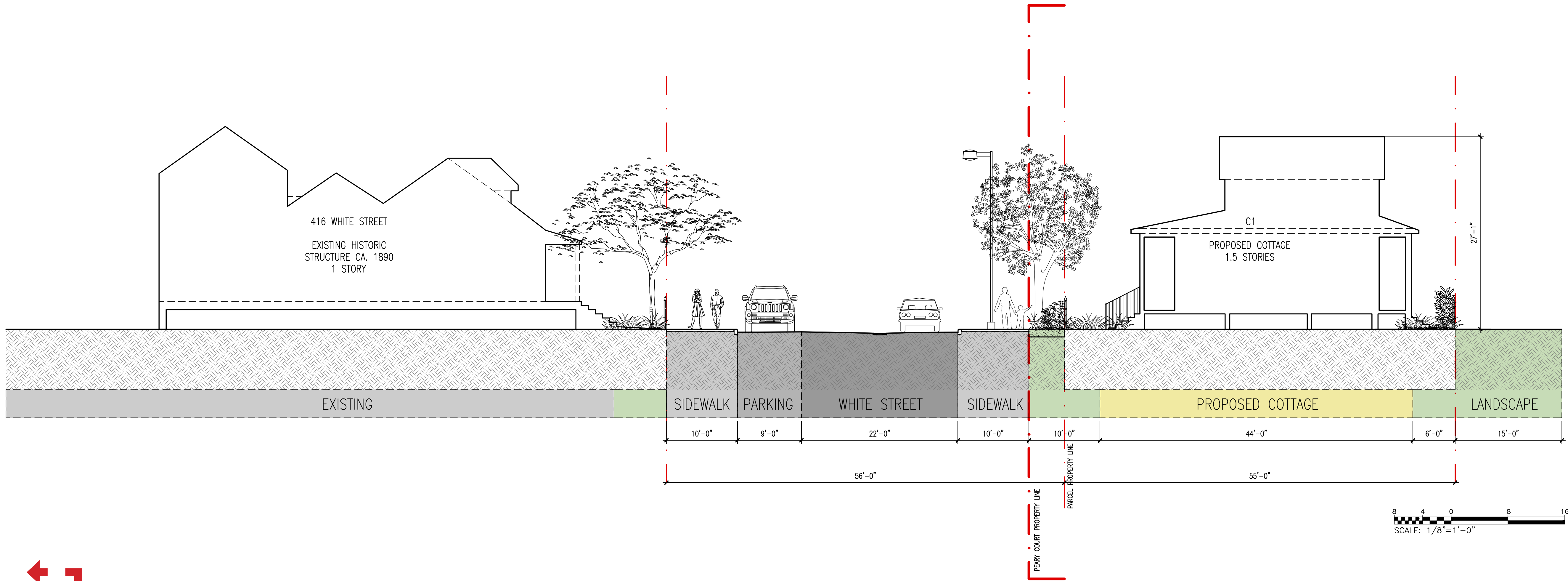
WHITE STREET SECTIONS

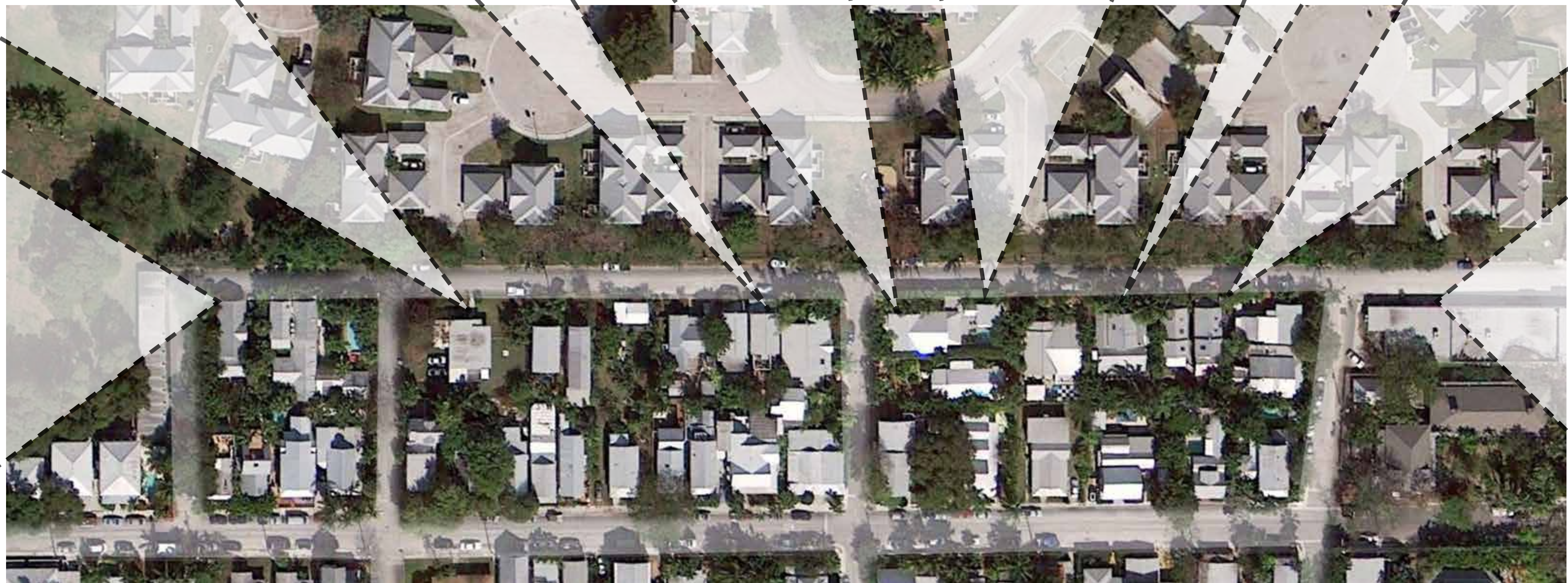
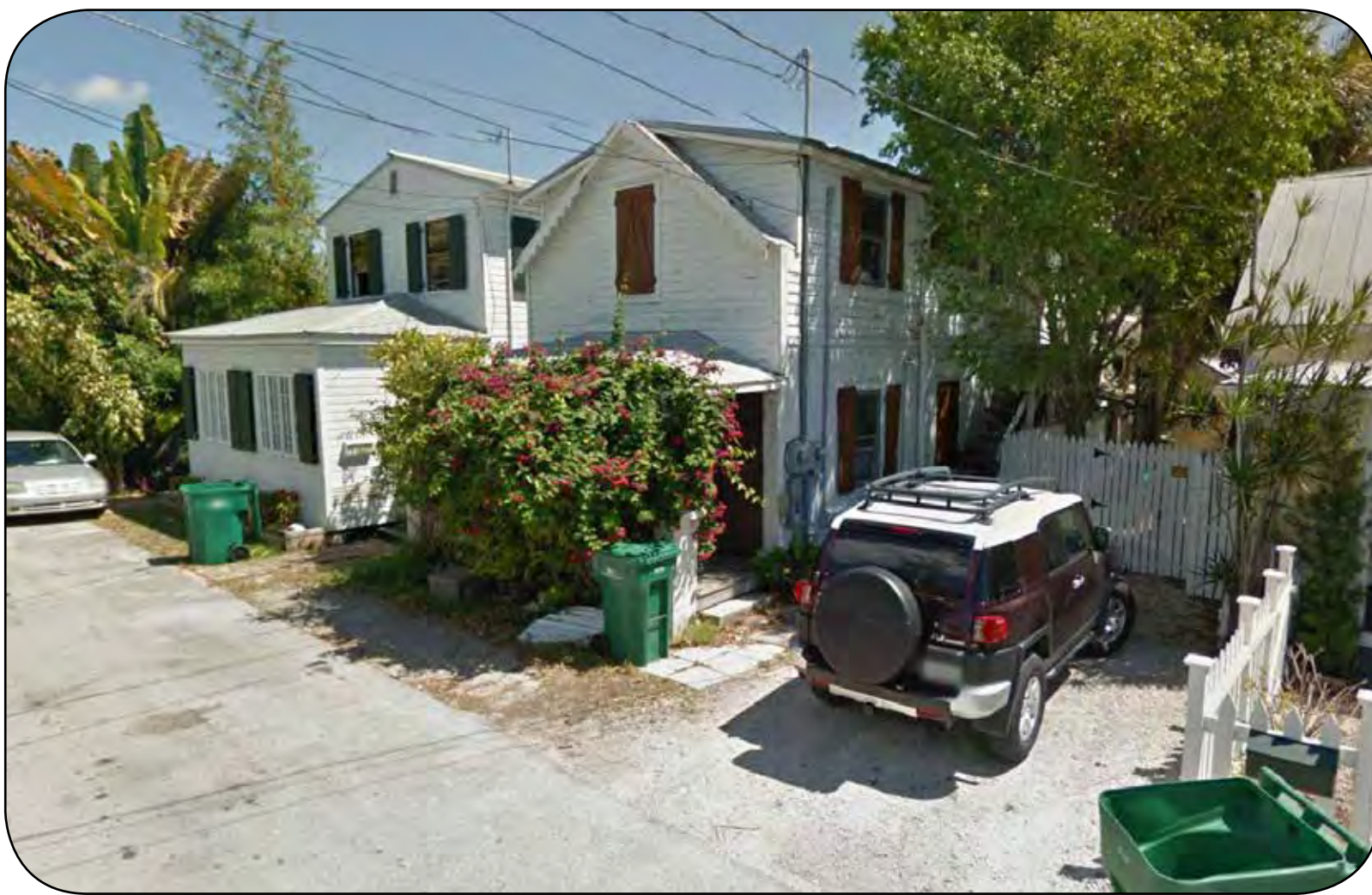


WHITE STREET SECTIONS



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"



The architectural site plan illustrates five cross-sections of a residential development along Angela Street. Each section includes a proposed unit, a parking area, and existing structures. Dimensions and unit specifications are provided for each section.

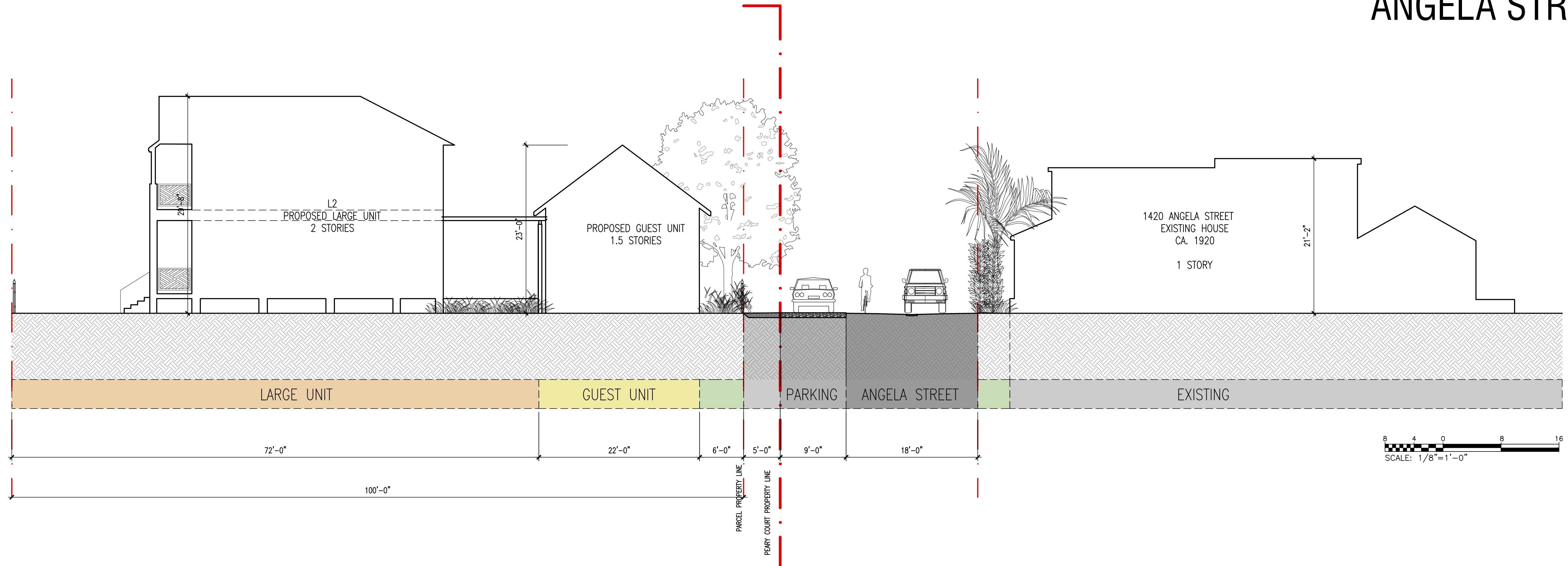
- Section 1 (Top):**
 - Proposed Large Unit: 2 STORES (72'-0" wide)
 - Proposed Guest Unit: 1.5 STORES (22'-0" wide)
 - Parking: 8'-0" wide
 - Angela Street: 18'-0" wide
 - Existing House: 1420 ANGELA STREET, EXISTING HOUSE, CA. 1920, 1 STORY (27'-0" high)
 - Overall width: 100'-0"
- Section 2:**
 - Proposed Large Unit: 2 STORES (72'-0" wide)
 - Landscape: 28'-0" wide
 - Parking: 8'-0" wide
 - Angela Street: 18'-0" wide
 - Existing House: 1410 ANGELA STREET, EXISTING HOUSE, CA. 1948, 1 STORY
 - Overall width: 100'-0"
- Section 3:**
 - Proposed Medium Unit: 2 STORES (50'-0" wide)
 - Landscape: 20'-0" wide
 - Parking: 8'-0" wide
 - Angela Street: 18'-0" wide
 - Existing House: 1321 ANGELA STREET, EXISTING HOUSE, CA. 1928, 2 STORY
 - Overall width: 70'-0"
- Section 4:**
 - Proposed Large Unit: 2 STORES (68'-0" wide)
 - Proposed Guest Unit: 1.5 STORES (28'-0" wide)
 - Parking: 8'-0" wide
 - Angela Street: 18'-0" wide
 - Existing House: 1306 ANGELA STREET, EXISTING HOUSE, CA. 2000, 2 STORY (24'-0" high)
 - Overall width: 100'-0"
- Section 5 (Bottom):**
 - Proposed Large Unit: 2 STORES (72'-0" wide)
 - Proposed Guest Unit: 1.5 STORES (22'-0" wide)
 - Parking: 8'-0" wide
 - Angela Street: 18'-0" wide
 - Existing House: 1216 ANGELA STREET, EXISTING HOUSE, CA. 1880, 2 STORY
 - Overall width: 100'-0"

Key features and dimensions across all sections include:

- Property Lines:** Indicated by dashed red lines.
- Street Width:** Angela Street is 18'-0" wide.
- Parking:** 8'-0" wide.
- Units:** Proposed Large Unit (2 STORES), Proposed Guest Unit (1.5 STORES), and Proposed Medium Unit (2 STORES).
- Existing Structures:** Existing houses at 1420, 1410, 1321, 1306, and 1216 Angela Street.
- Overall Widths:** 100'-0" for Sections 1, 2, and 4; 70'-0" for Section 3.



ANGELA STREET SECTIONS



ANGELA STR

L2
PROPOSED LARGE UNIT
2 STORIES

1410 ANGELA STREET
EXISTING HOUSE
CA. 1948
1 STORY

LARGE UNIT

LANDSCAPE

PARKING

ANGELA STREET

EXISTING LANDSCAPE

EXISTING

EXISTING

73'-5"

28'-5"

5'-0"

9'-0"

18'-0"

100'-0"

PARCEL PROPERTY LINE

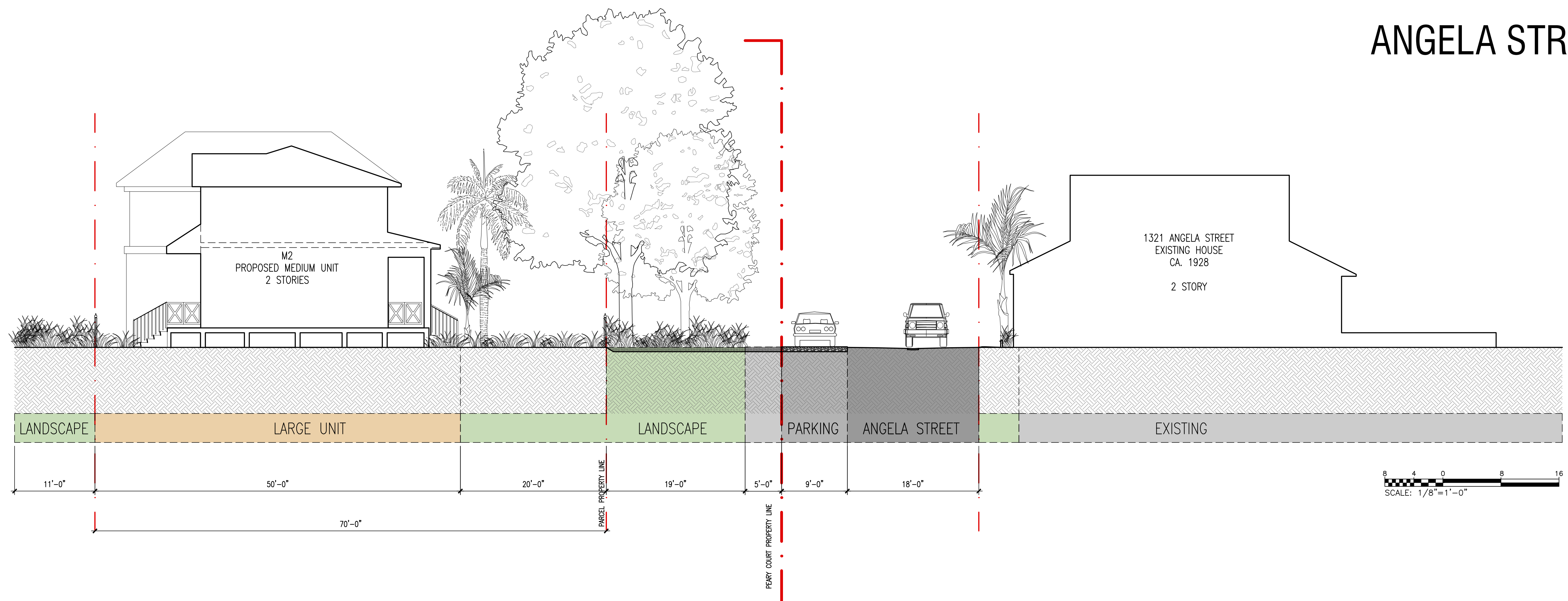
PEARL COURT PROPERTY LINE

8 4 0 8 16

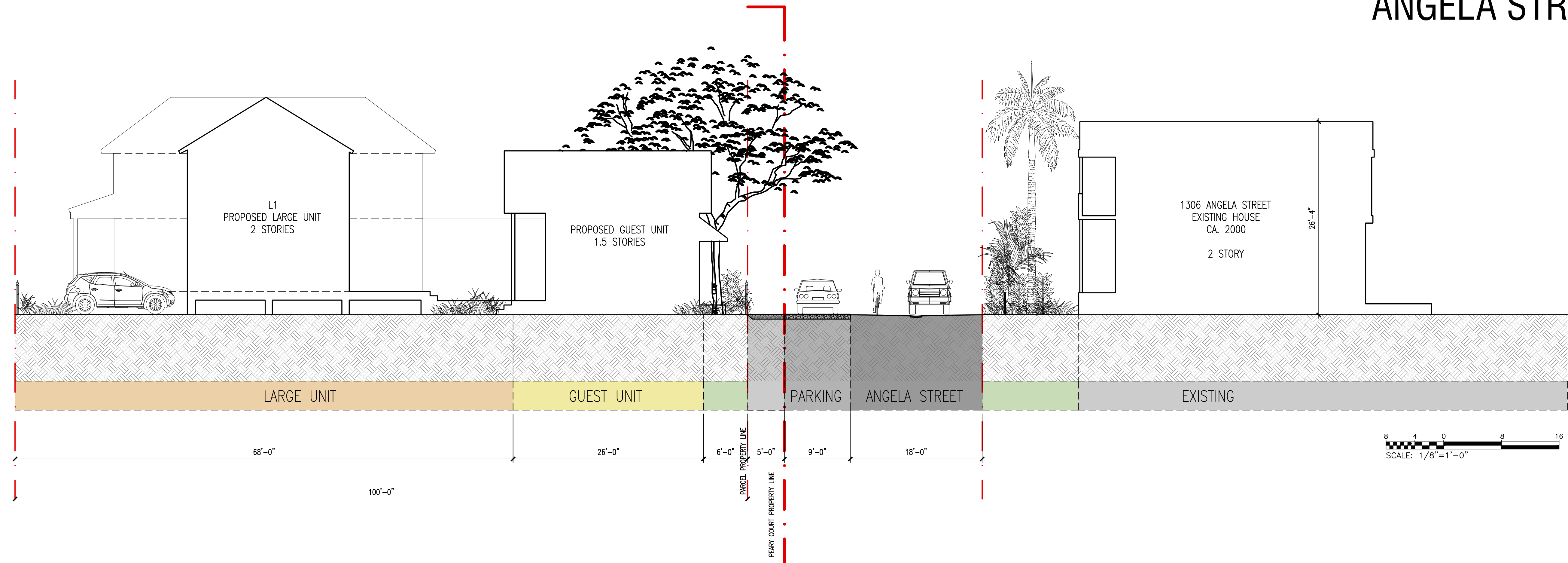
SCALE: 1/8" = 1'-0"



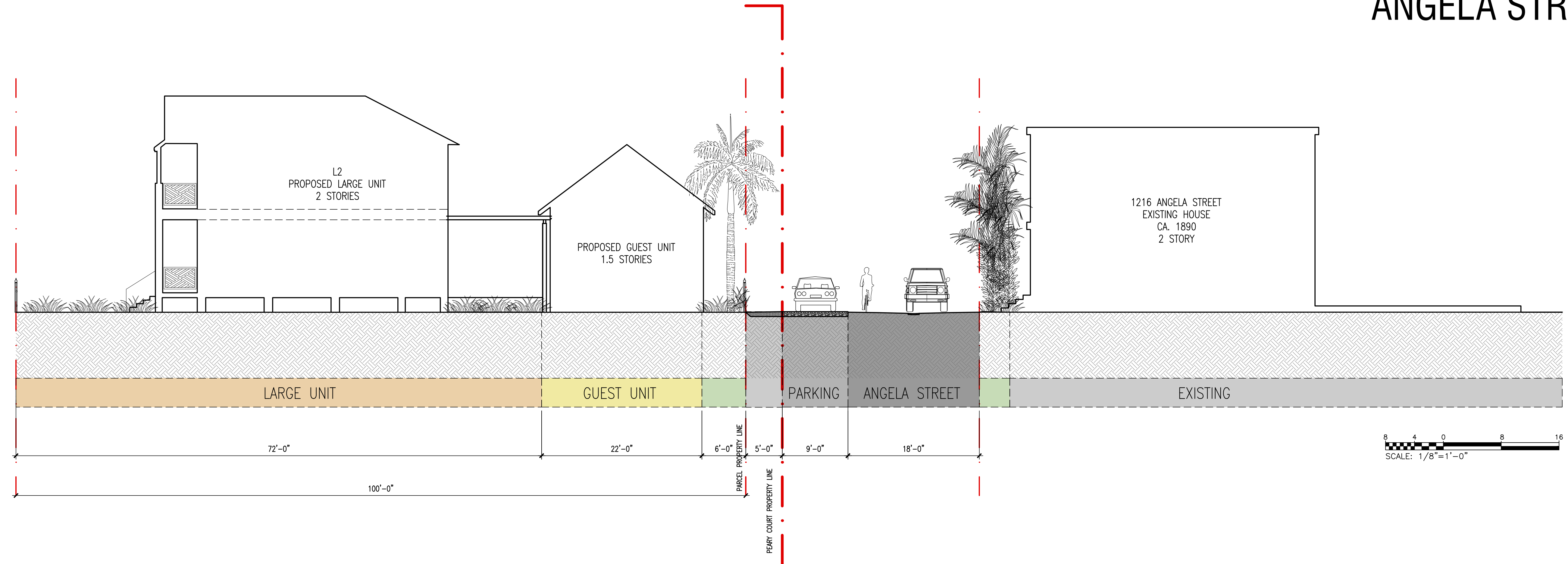
ANGELA STREET SECTIONS



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



TRIPLEX

1,200sf each unit



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



GUEST COTTAGE

(optional for large homes)
600sf



COTTAGE 1

1.5 Stories
2 Bedroom
2 Bathrooms

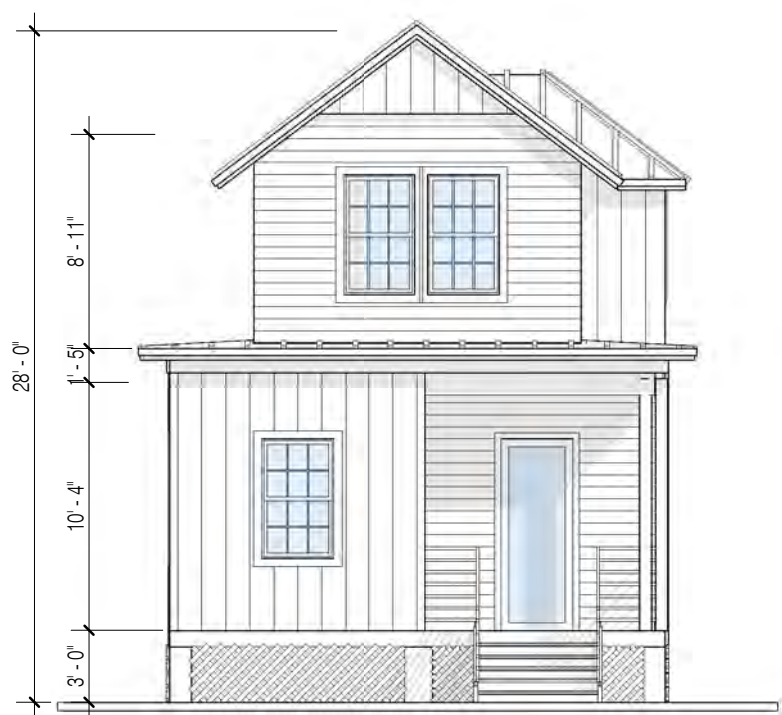
900SF



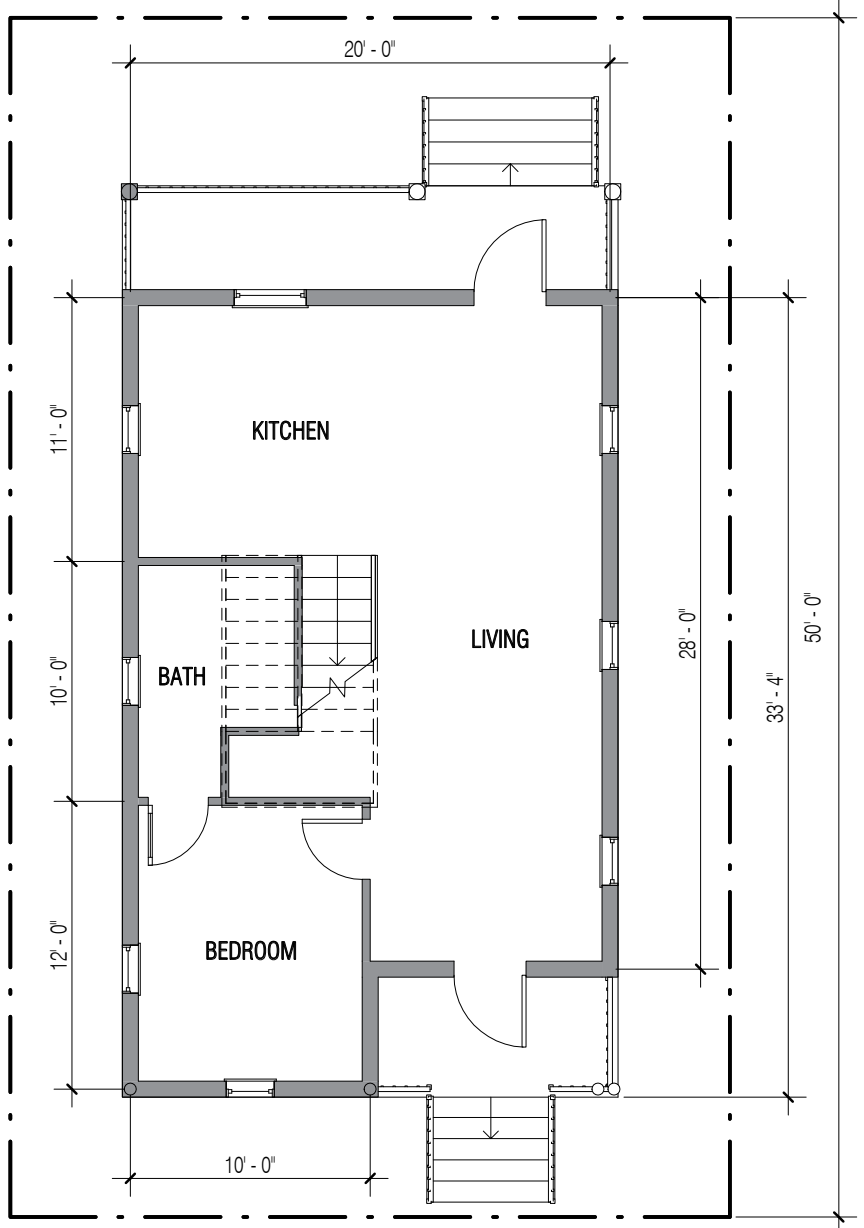
1 C1 - Elevation
A-101 Scale: 1/8" = 1'-0"



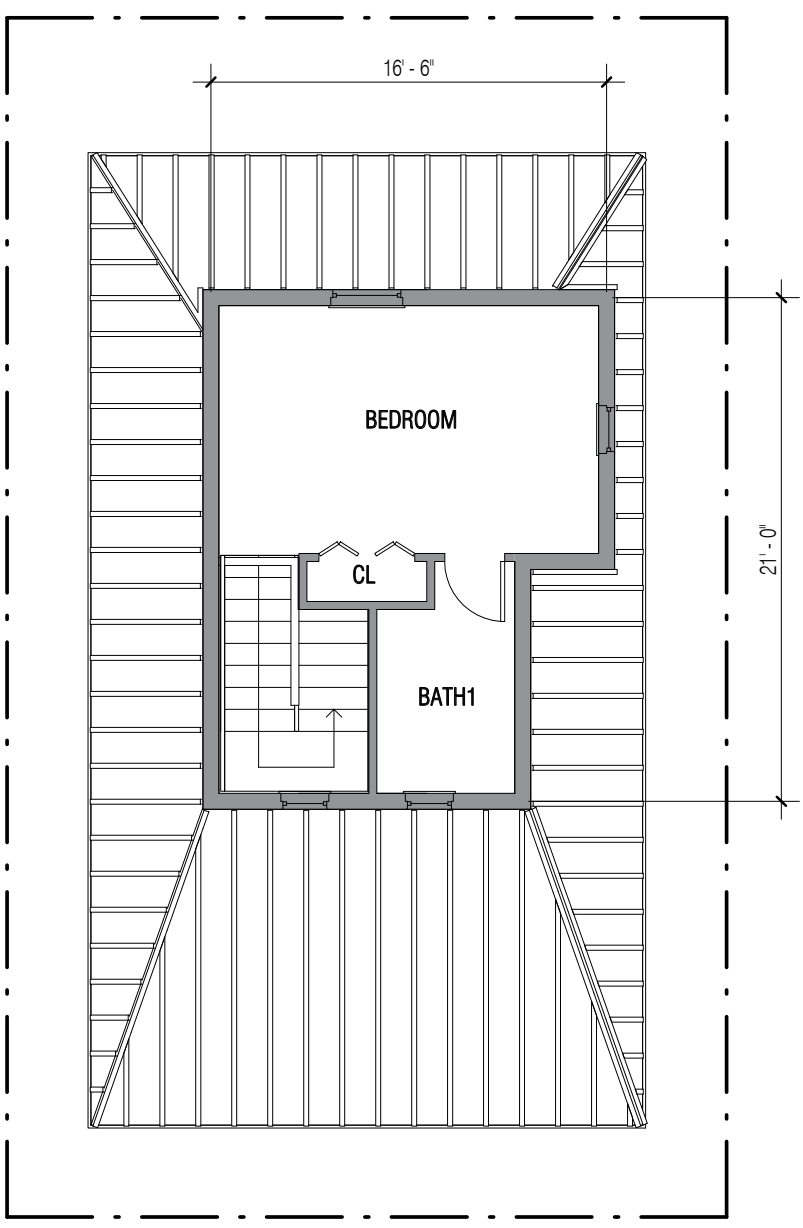
2 C1 - Alternate Elevation
A-101 Scale: 1/8" = 1'-0"



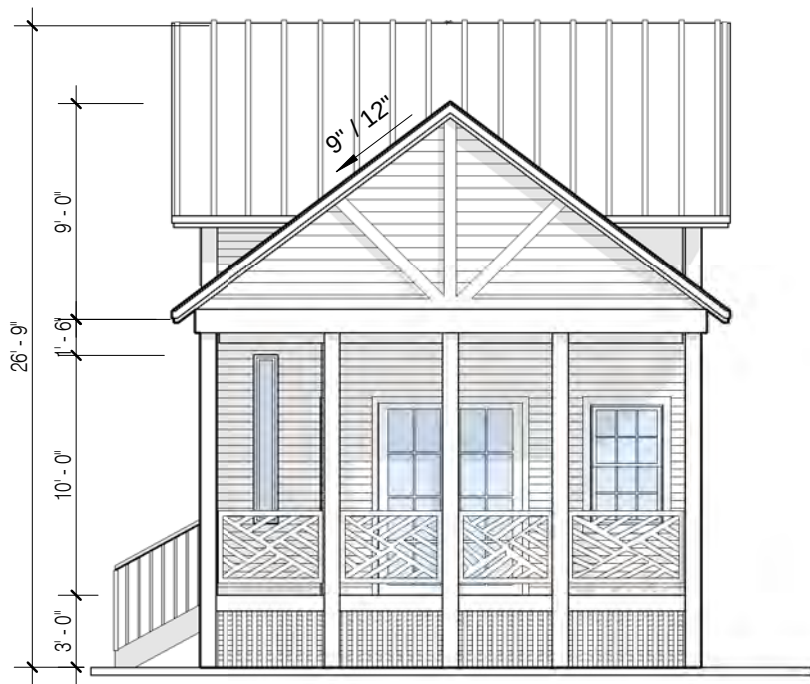
4 C1 - Alternate Elevation 2
A-101 Scale: 1/8" = 1'-0"



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

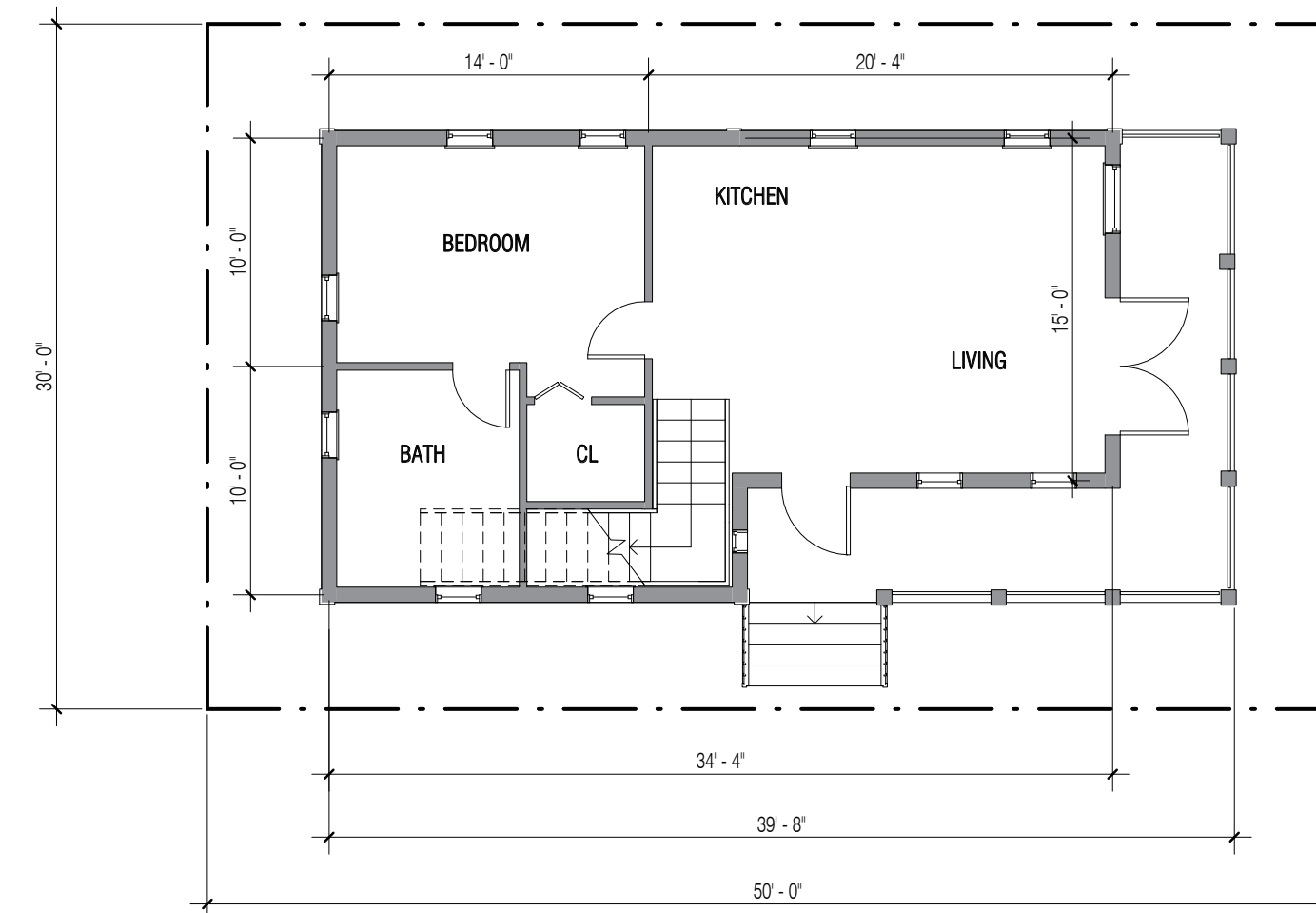
A-102 Scale: 1/8" = 1'-0"



COTTAGE 2

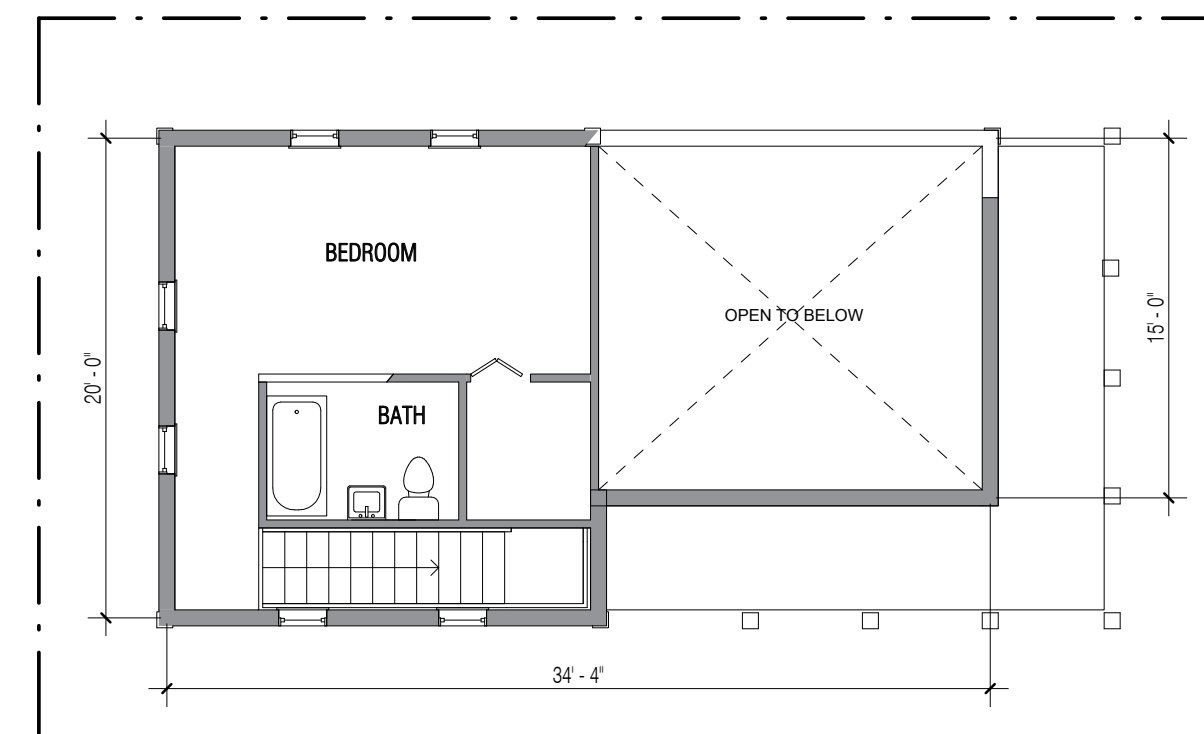
1.5 Stories
2 Bedroom
2 Bathrooms

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



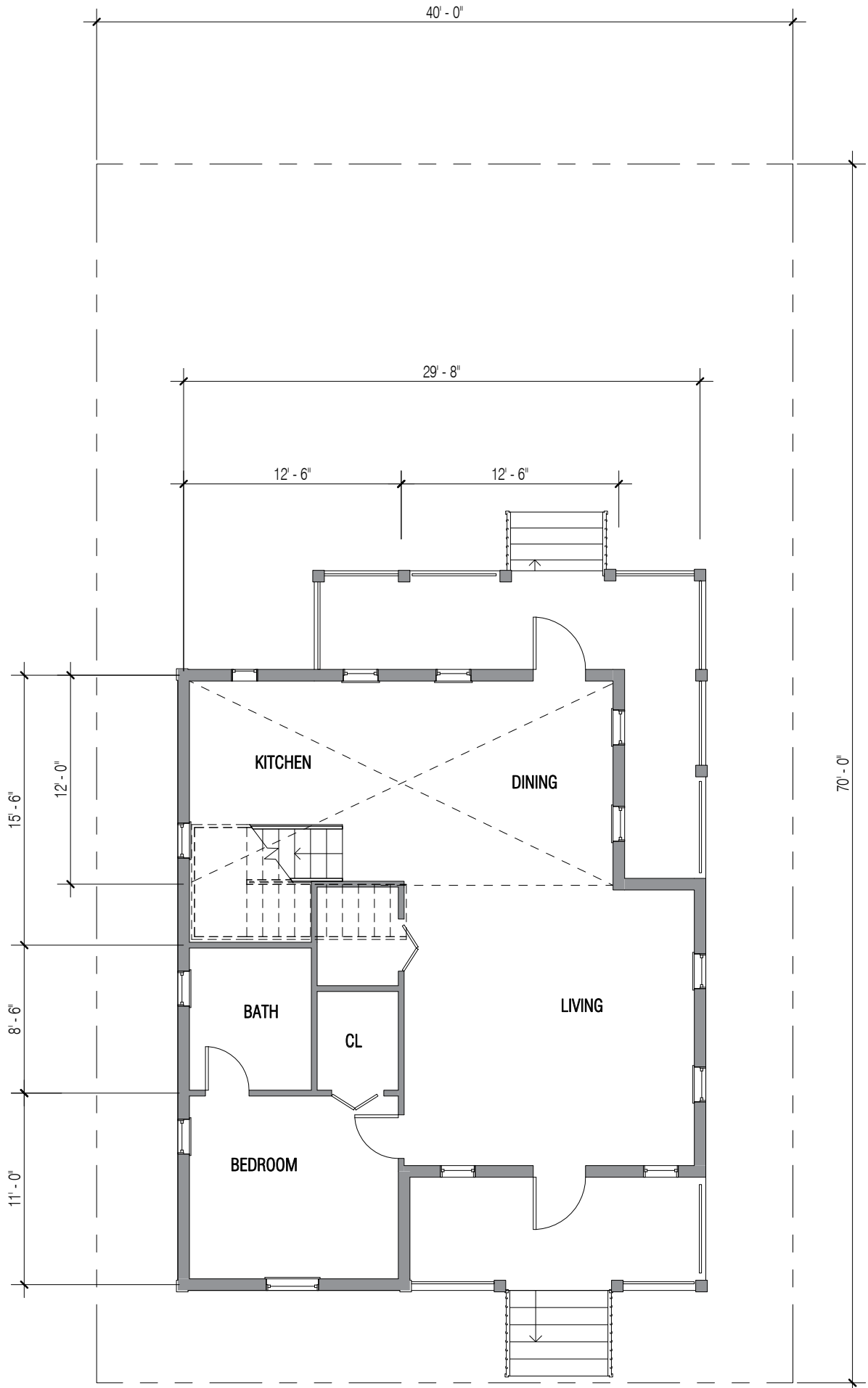
3 M1 - Elevation
A-103 Scale: 1/8" = 1'-0"



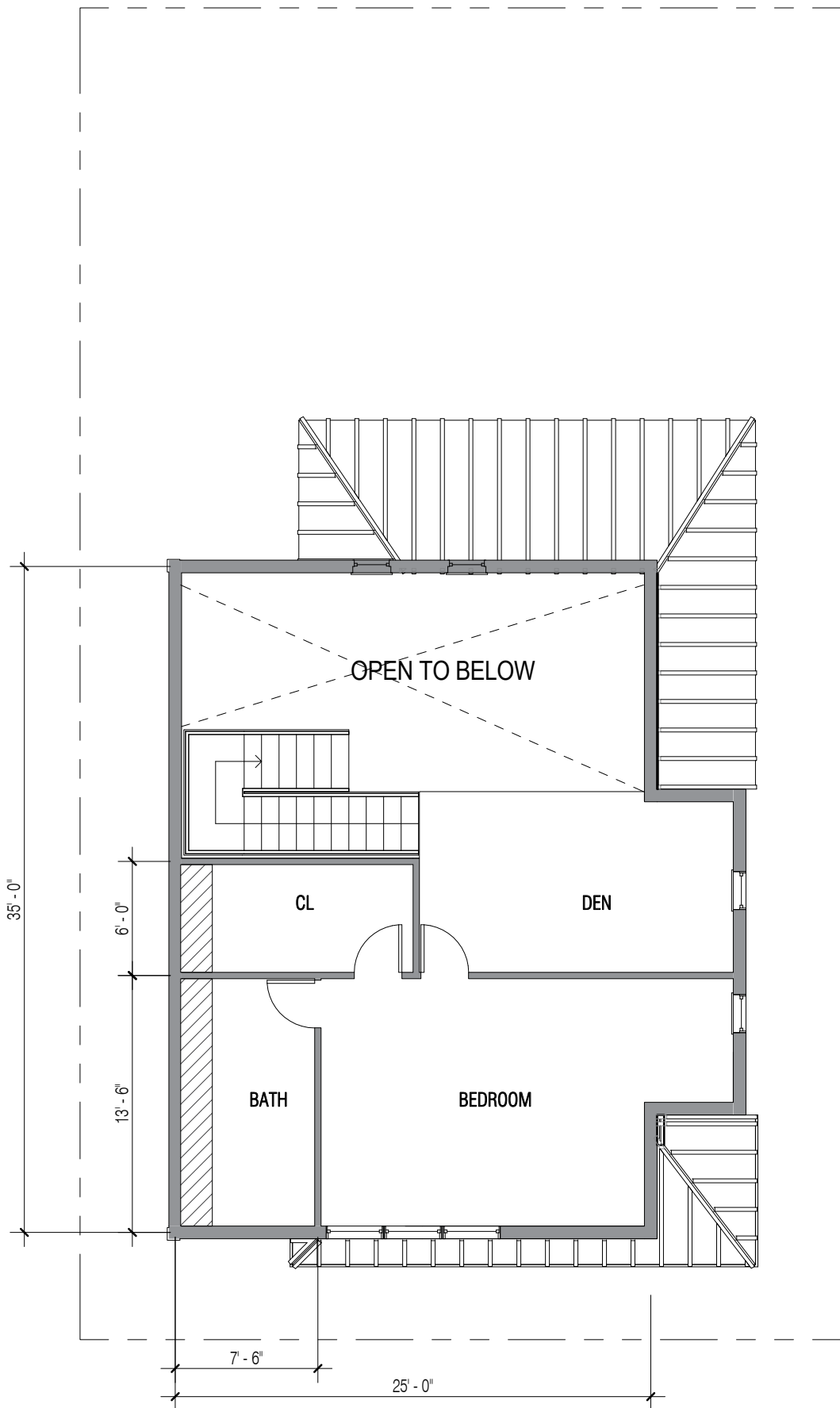
2 M1 - Alternate Elevation
A-103 Scale: 1/8" = 1'-0"



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



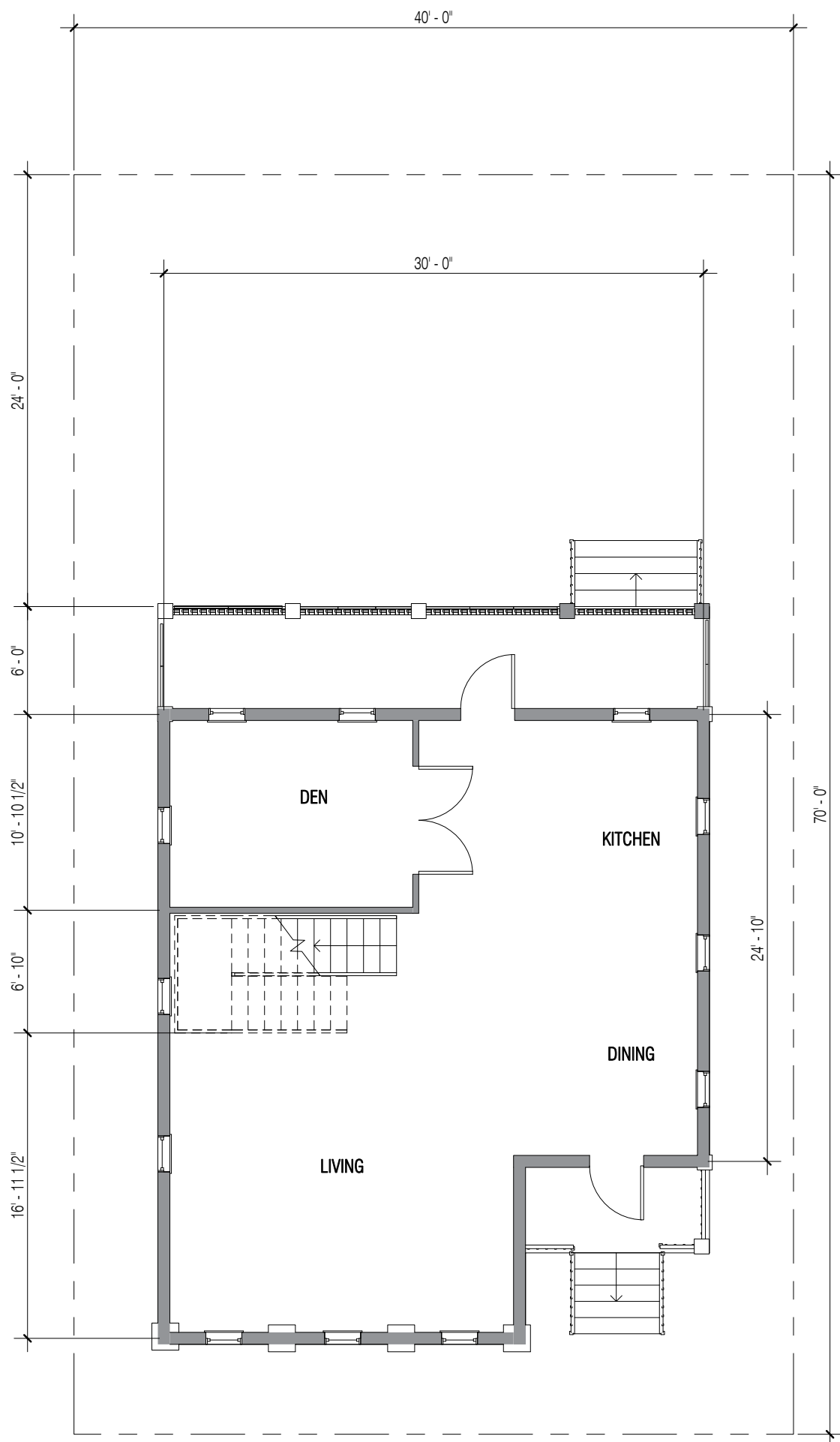
2 M2 - Elevation
A-104 Scale: 1/8" = 1'-0"



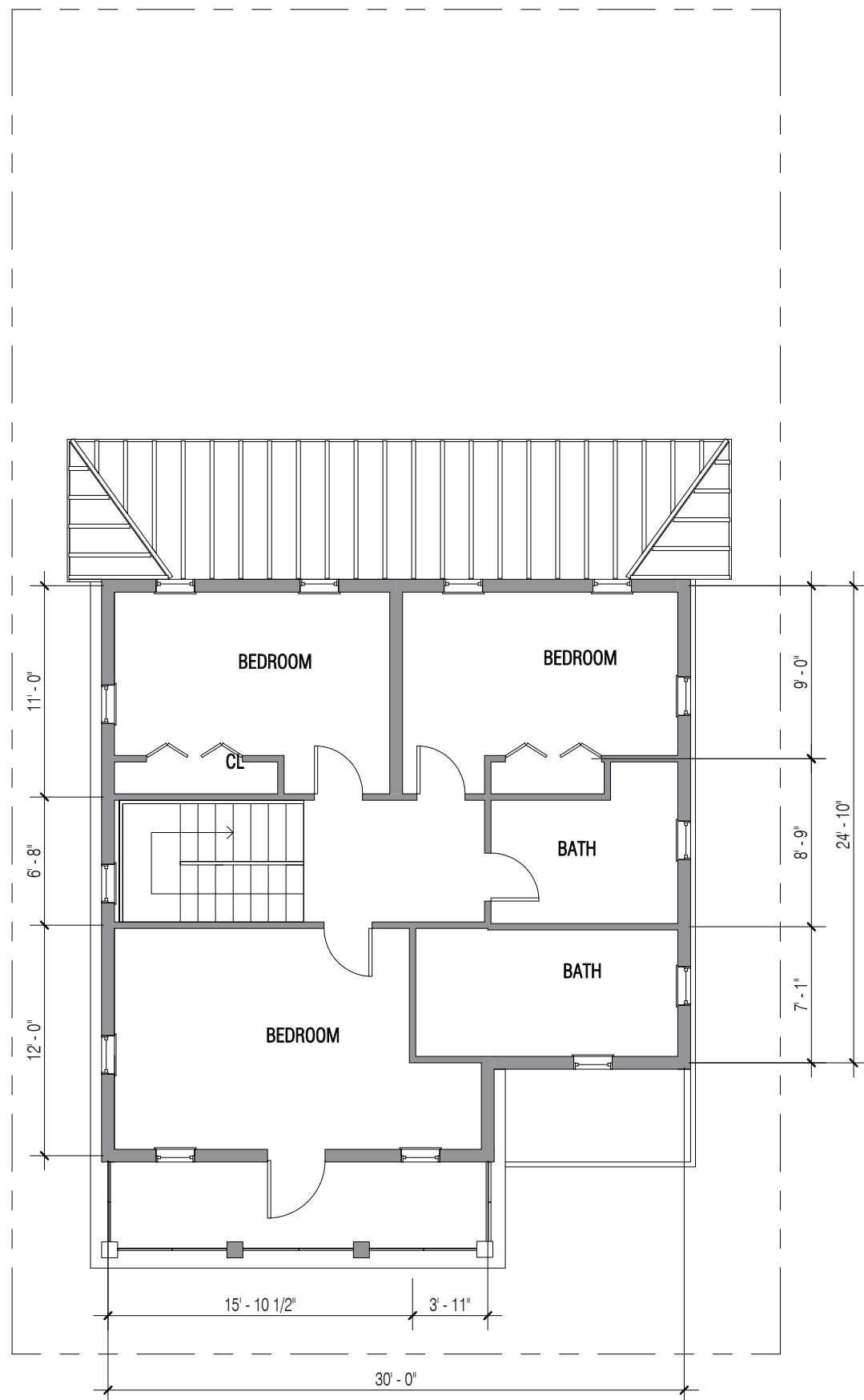
5 M2 - Alternate Elevation
A-104 Scale: 1/8" = 1'-0"



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



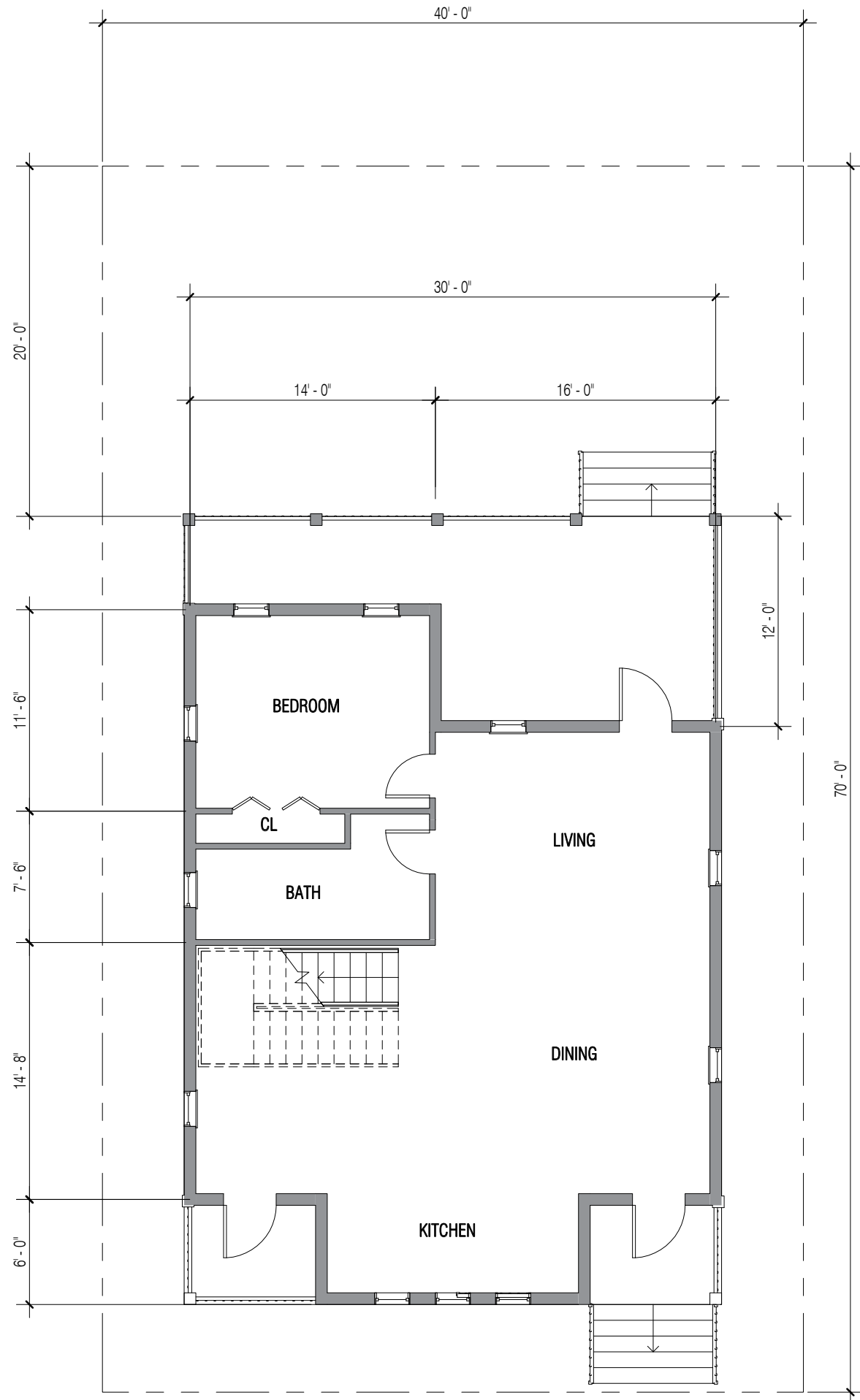
1 M3 - Elevation
A-105 Scale: 1/8" = 1'-0"



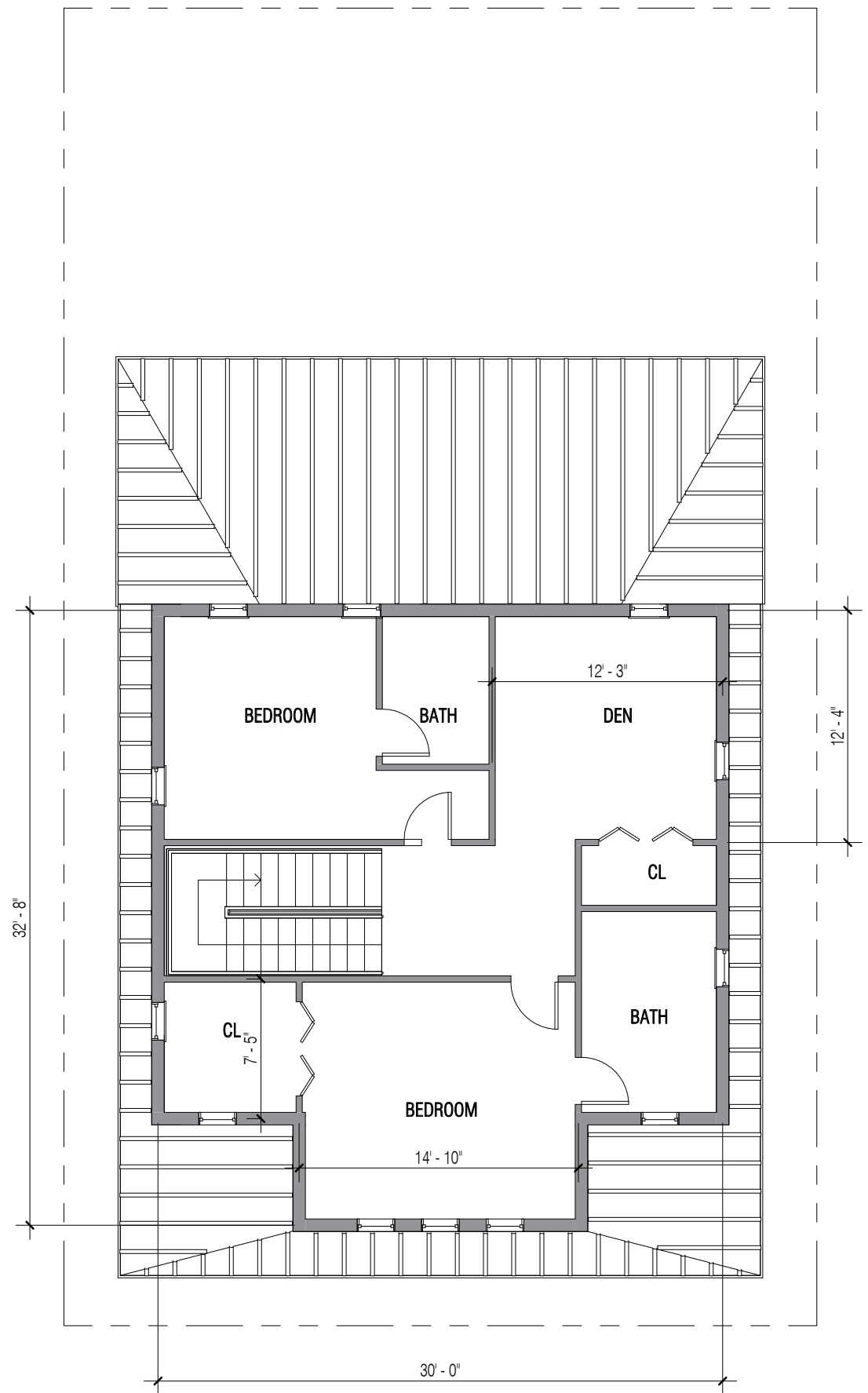
2 M3 - Alternate Elevation
A-105 Scale: 1/8" = 1'-0"



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



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



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

LARGE 1

1.5 Stories
3 Bedrooms
3 Bathrooms

1,700SF



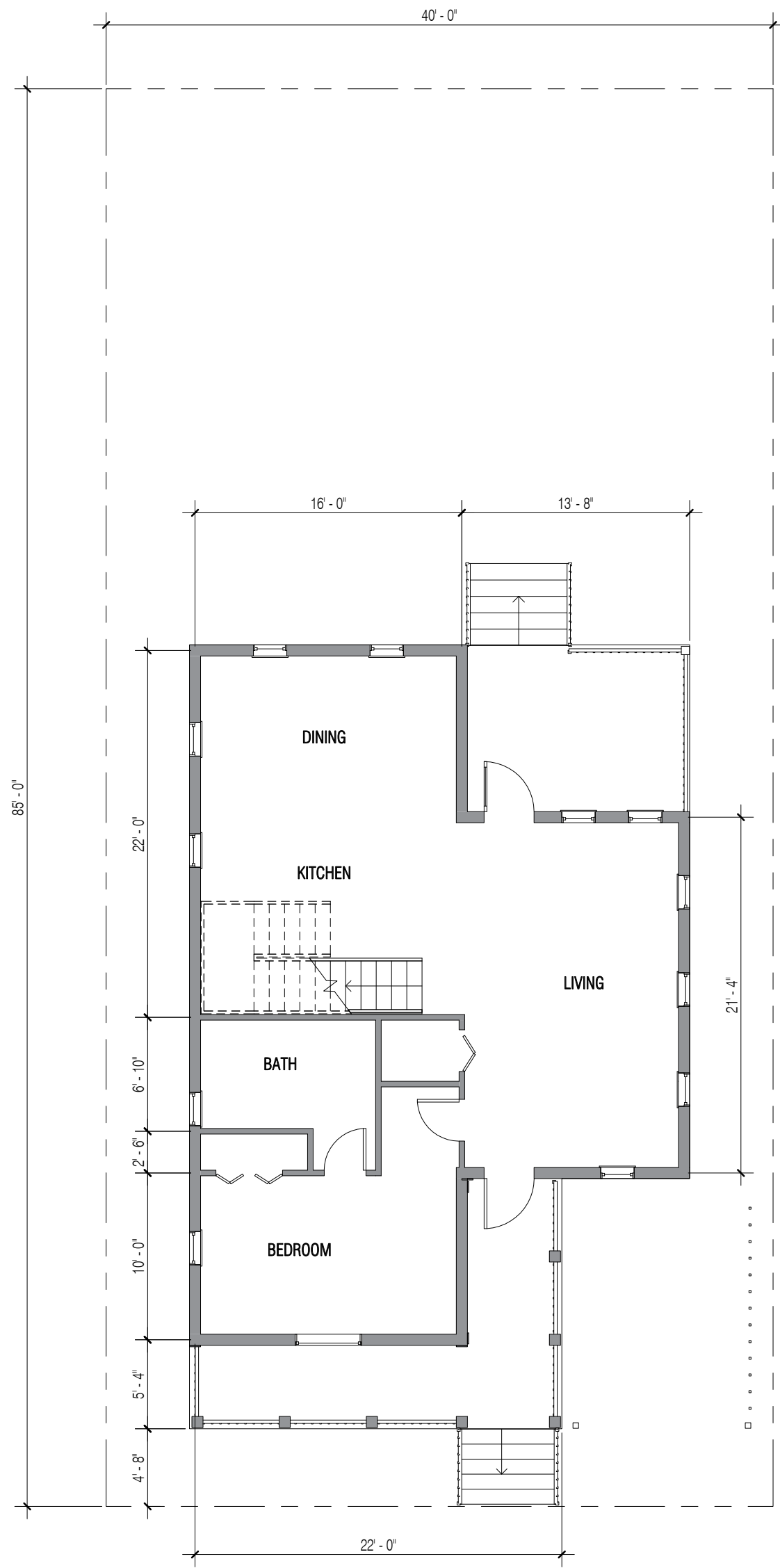
2 L1 - Elevation
A-106 Scale: 1/8" = 1'-0"



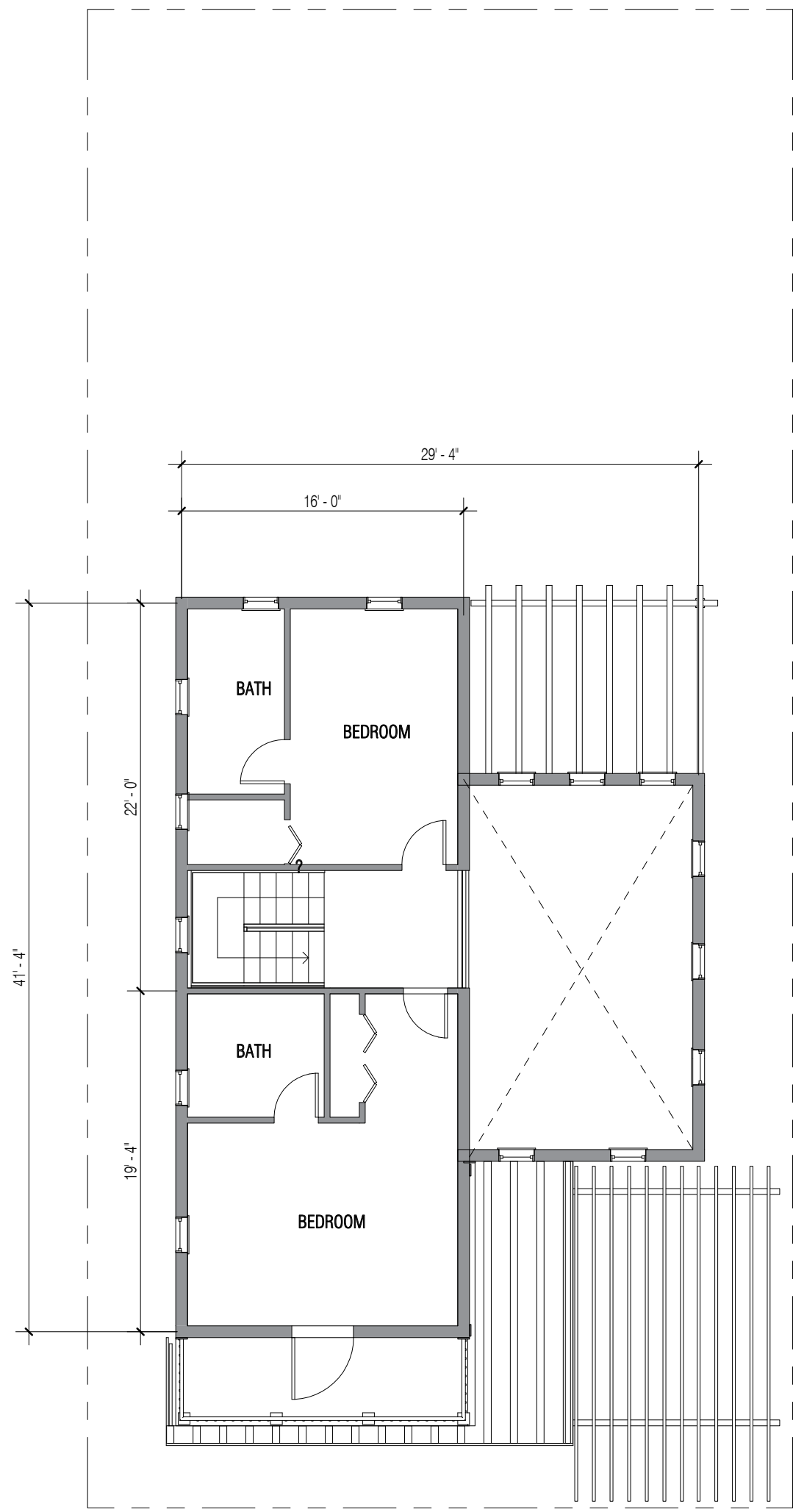
4 L1 - Alternate Elevation
A-106 Scale: 1/8" = 1'-0"



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



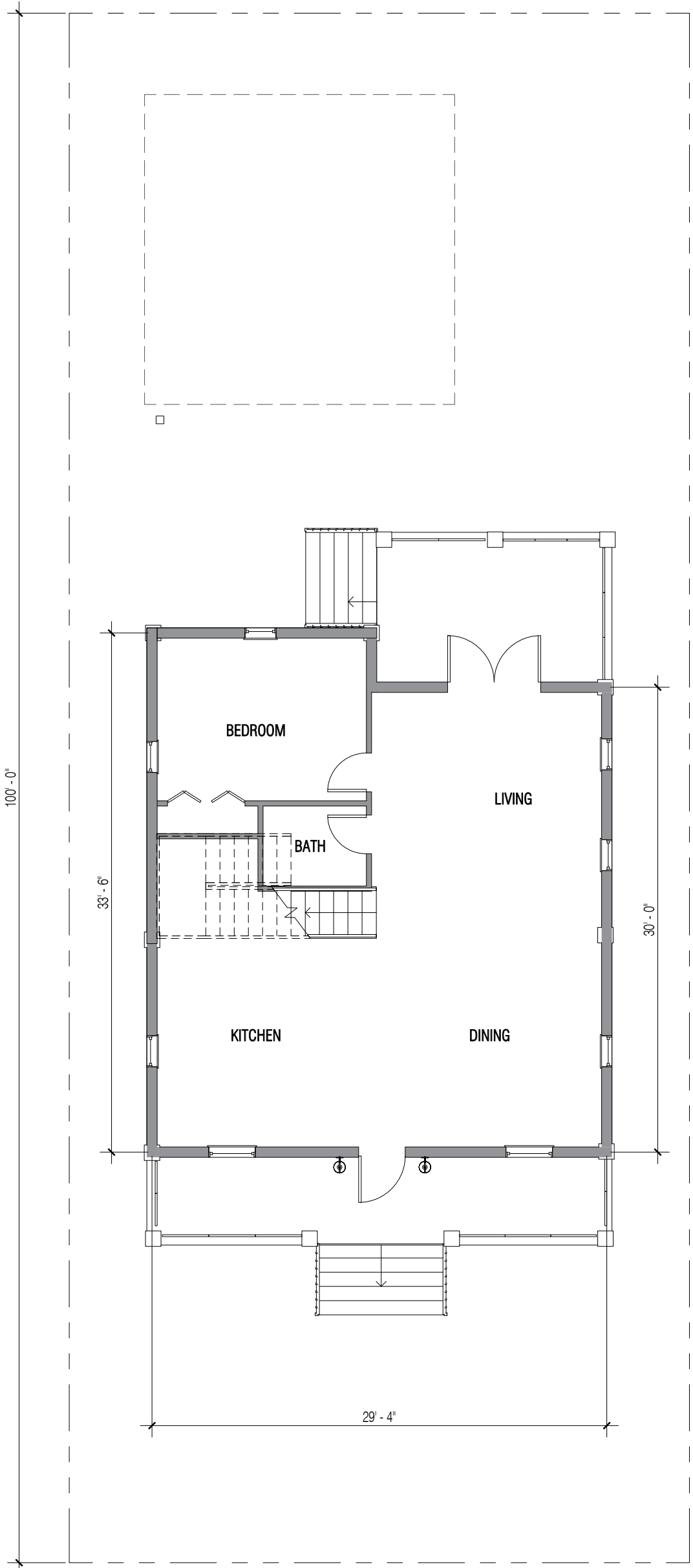
1 L2 - Elevation
A-107 Scale: 1/8" = 1'-0"



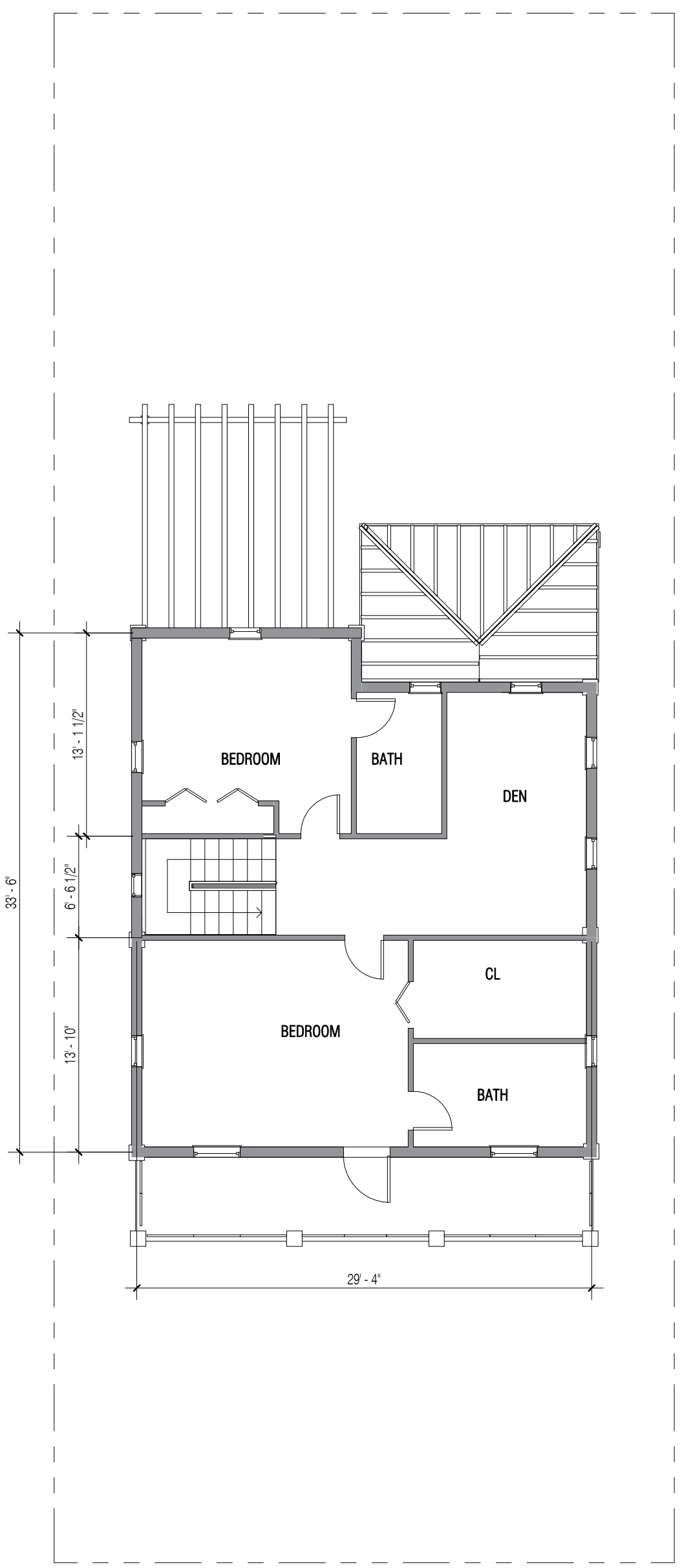
4 L2 - Alternate Elevation
A-107 Scale: 1/8" = 1'-0"



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



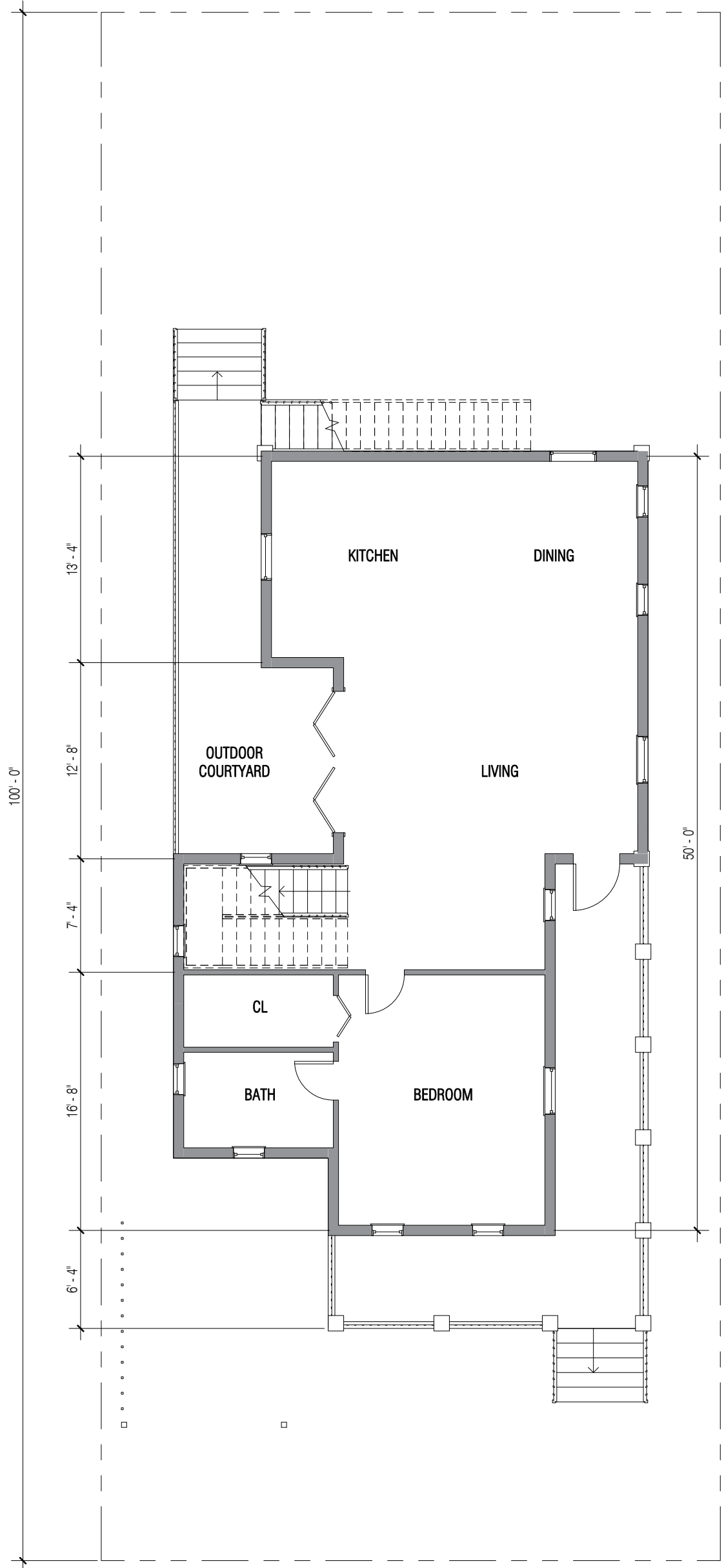
1 **L3 - Elevation**
A-108 Scale: 1/8" = 1'-0"



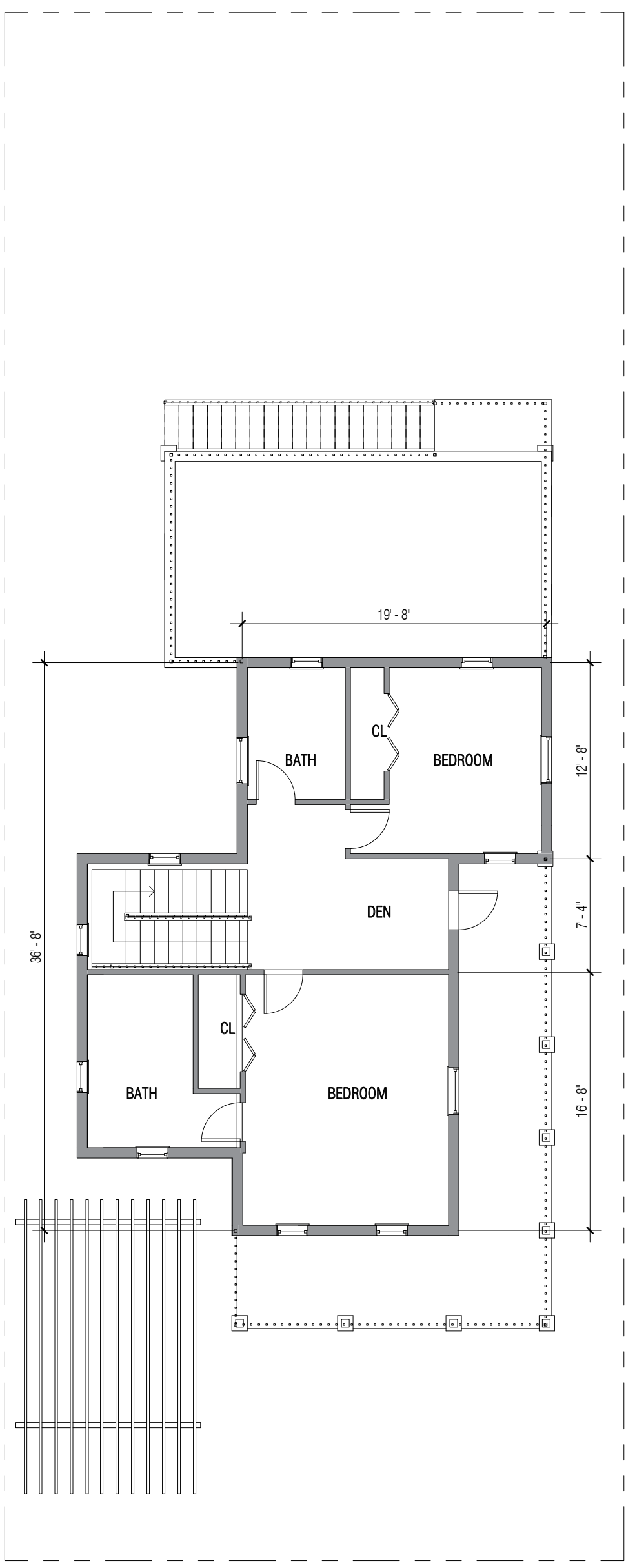
4 **L3 - Alternate Elevation**
A-108 Scale: 1/8" = 1'-0"



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



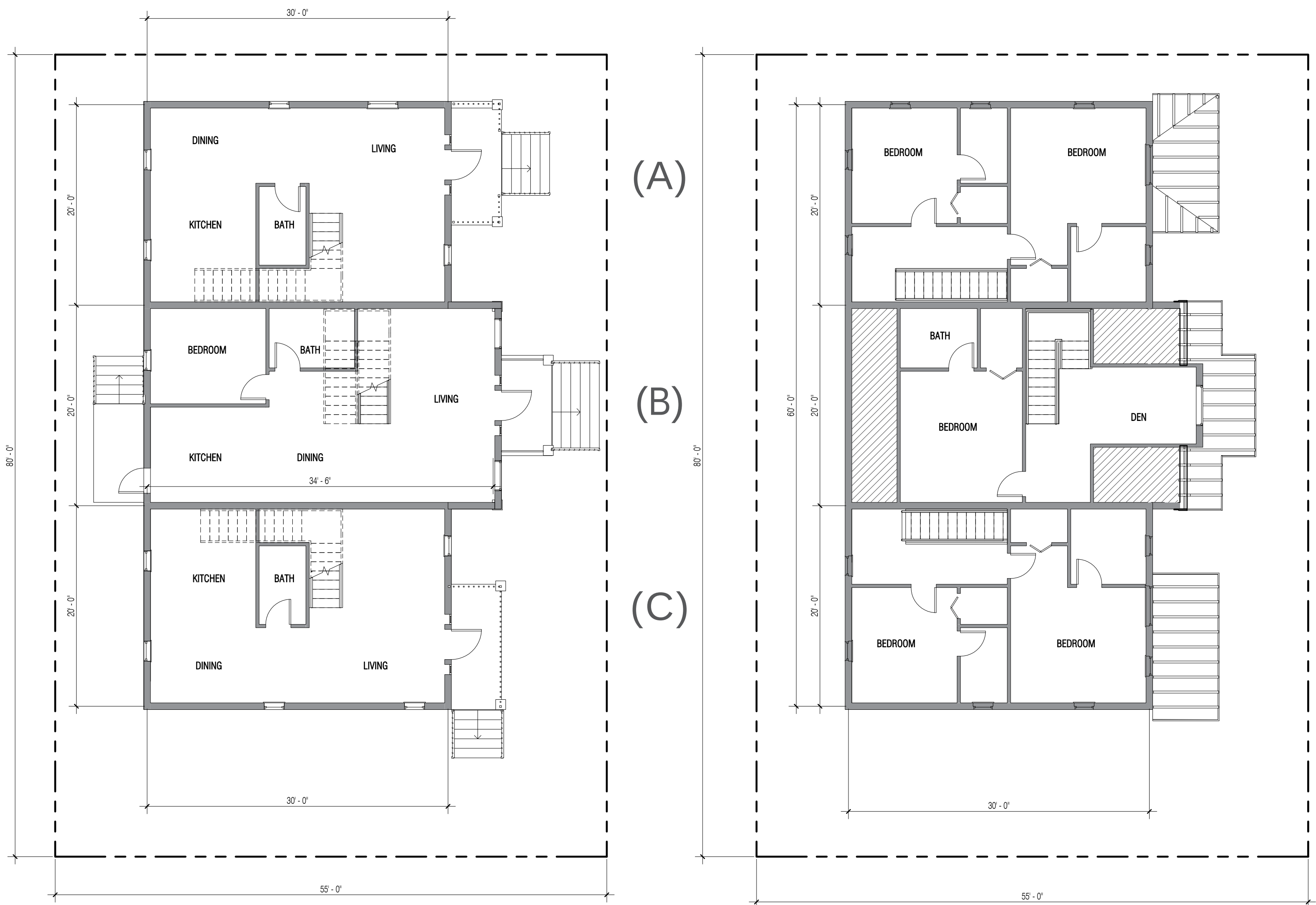
3 T1 - Elevation

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



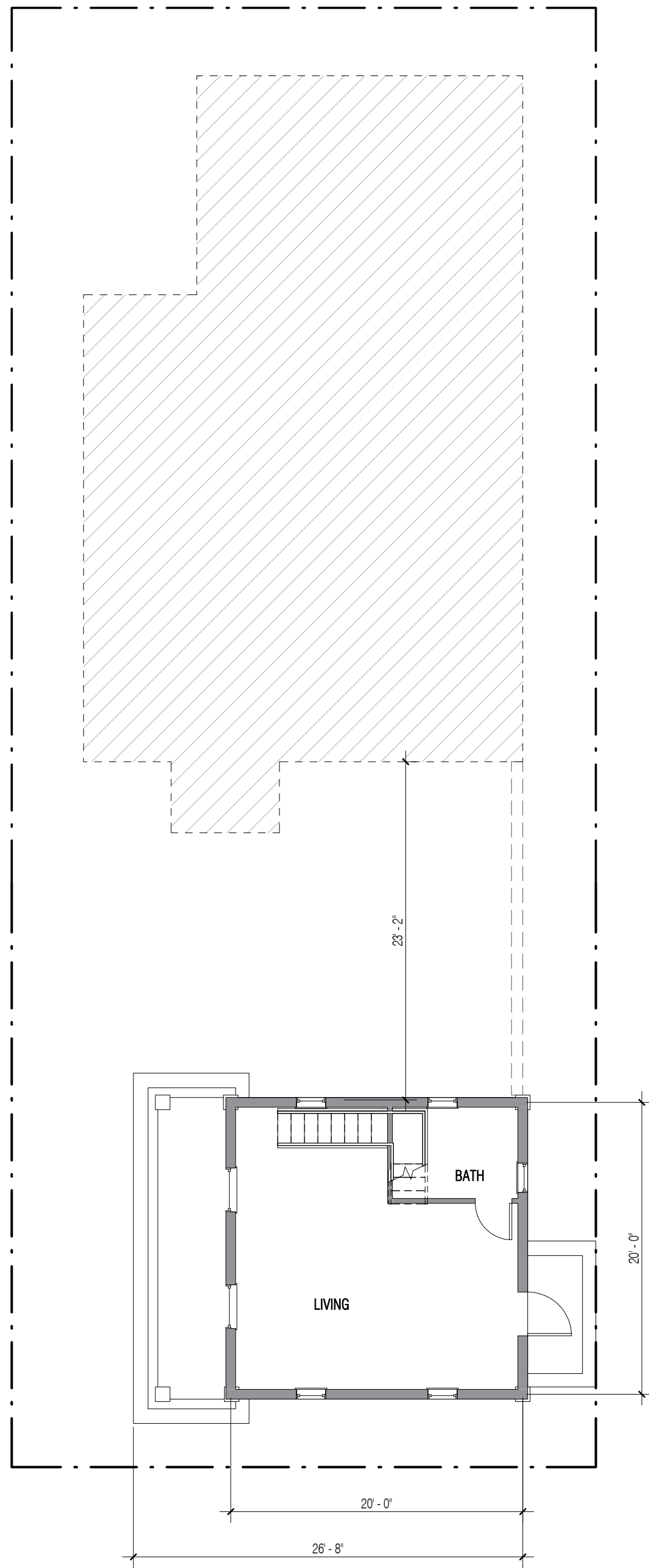
4 C- Rear Elevation

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



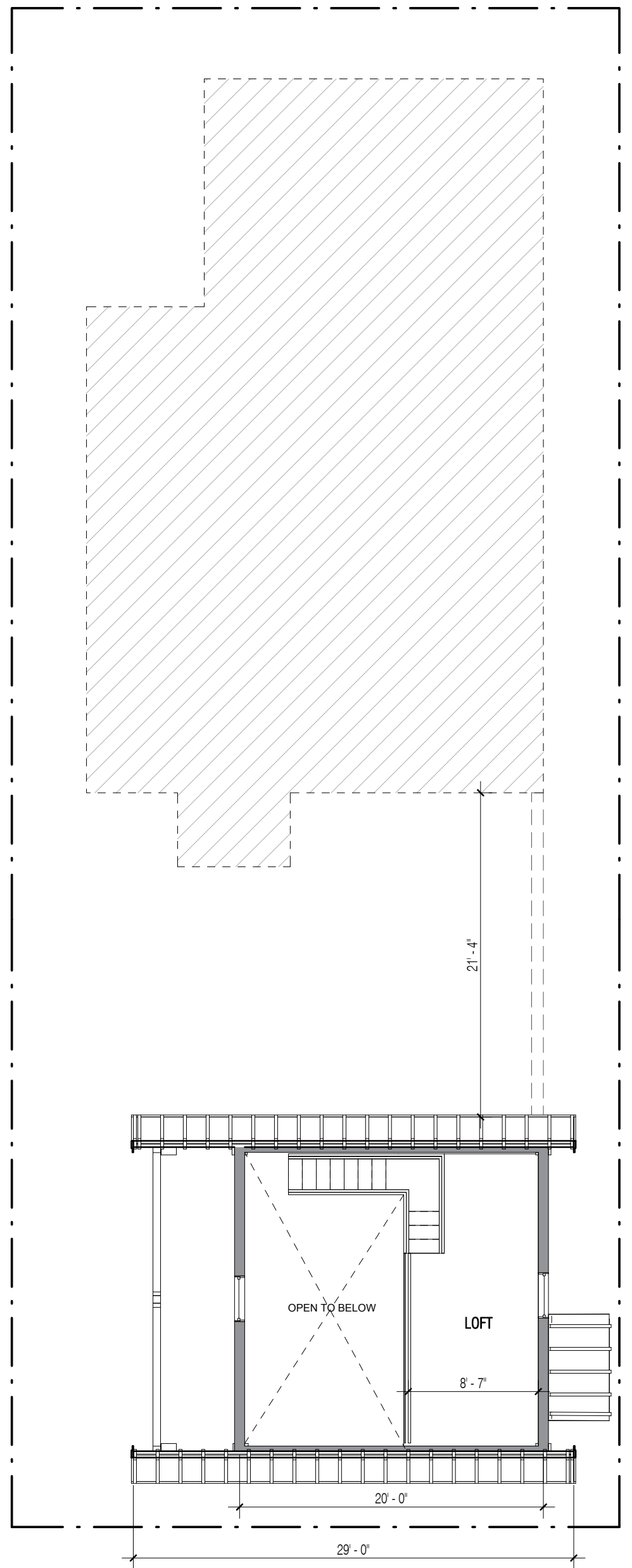
3 C- Front Elevation

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

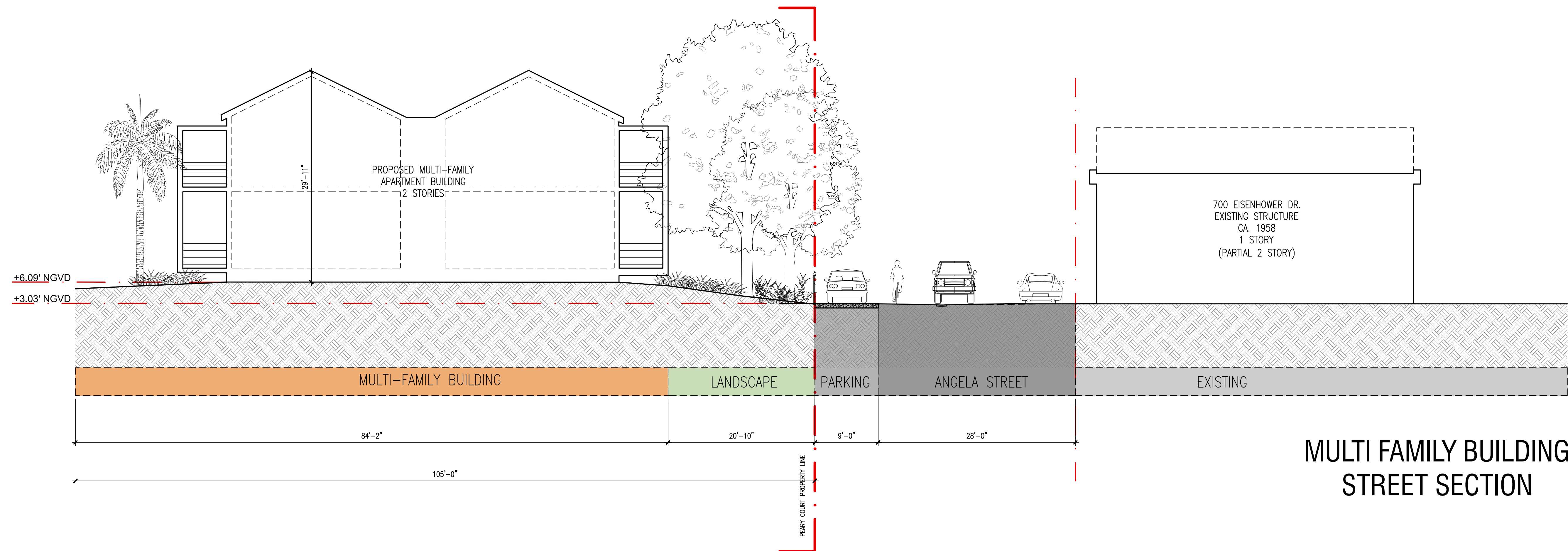


Barracks



WATER TOWER - MULTI FAMILY BUILDING
URBAN CONTEXT



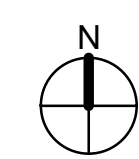




First Floor Plan		
Name	Count	Area
1 BDRM	14	
2 BDRM	5	

Room Legend	
 1 BDRM	
 2 BDRM	

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

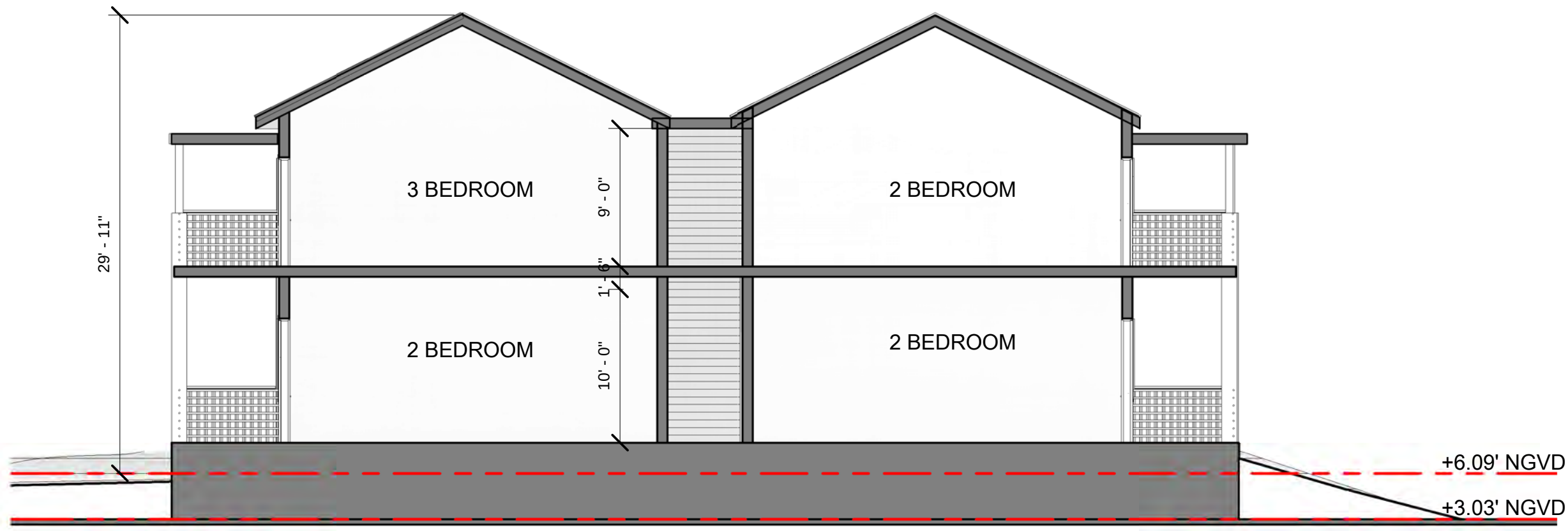


Second Floor Plan		
Name	Count	Area
1 BDRM	6	
2 BDRM	3	
3 BDRM	2	1152 SF

Room Legend	
 1 BDRM	
 2 BDRM	
 3 BDRM	

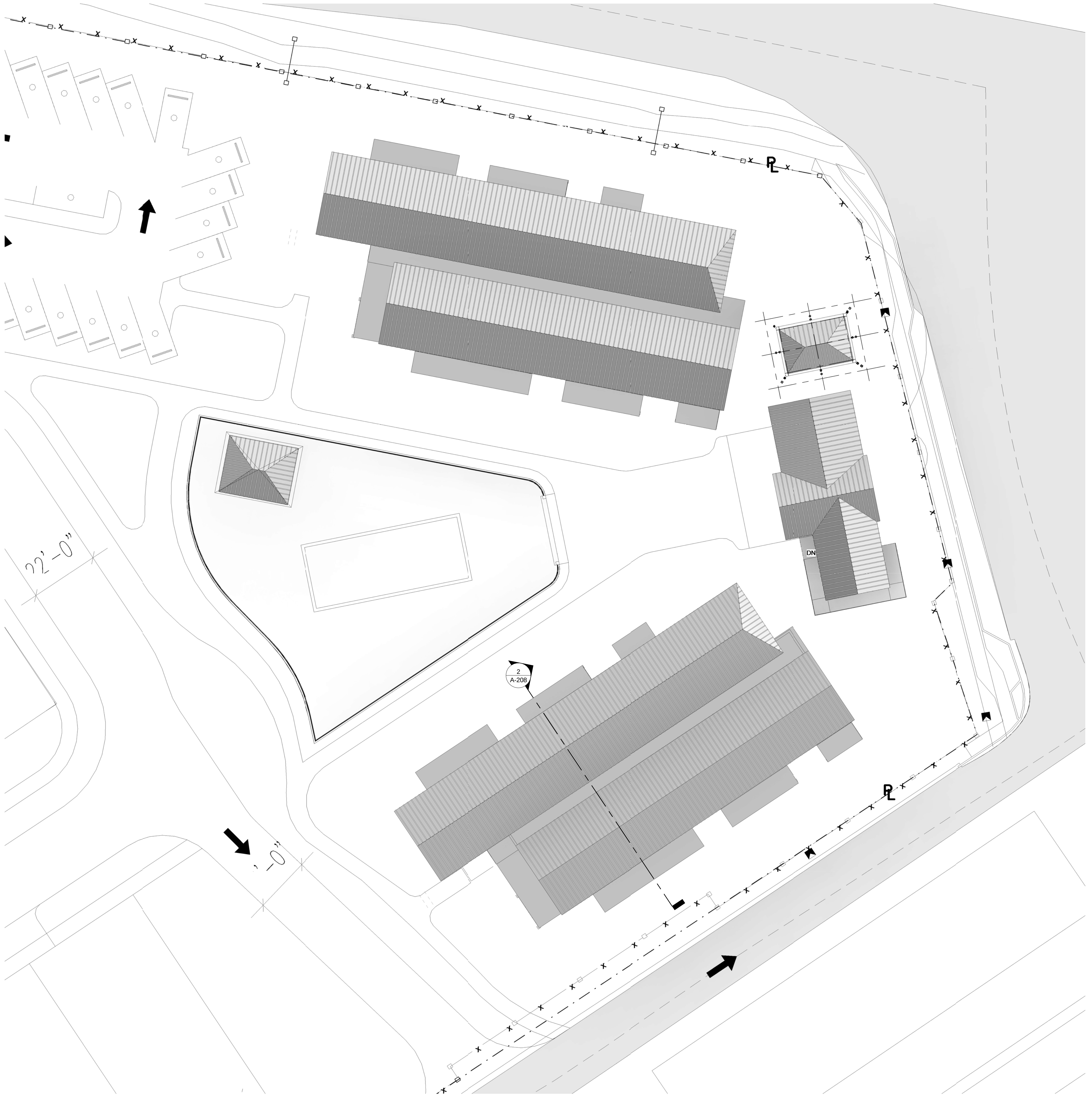
2 Level 2
A-201 Scale: 1/16" = 1'-0"

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