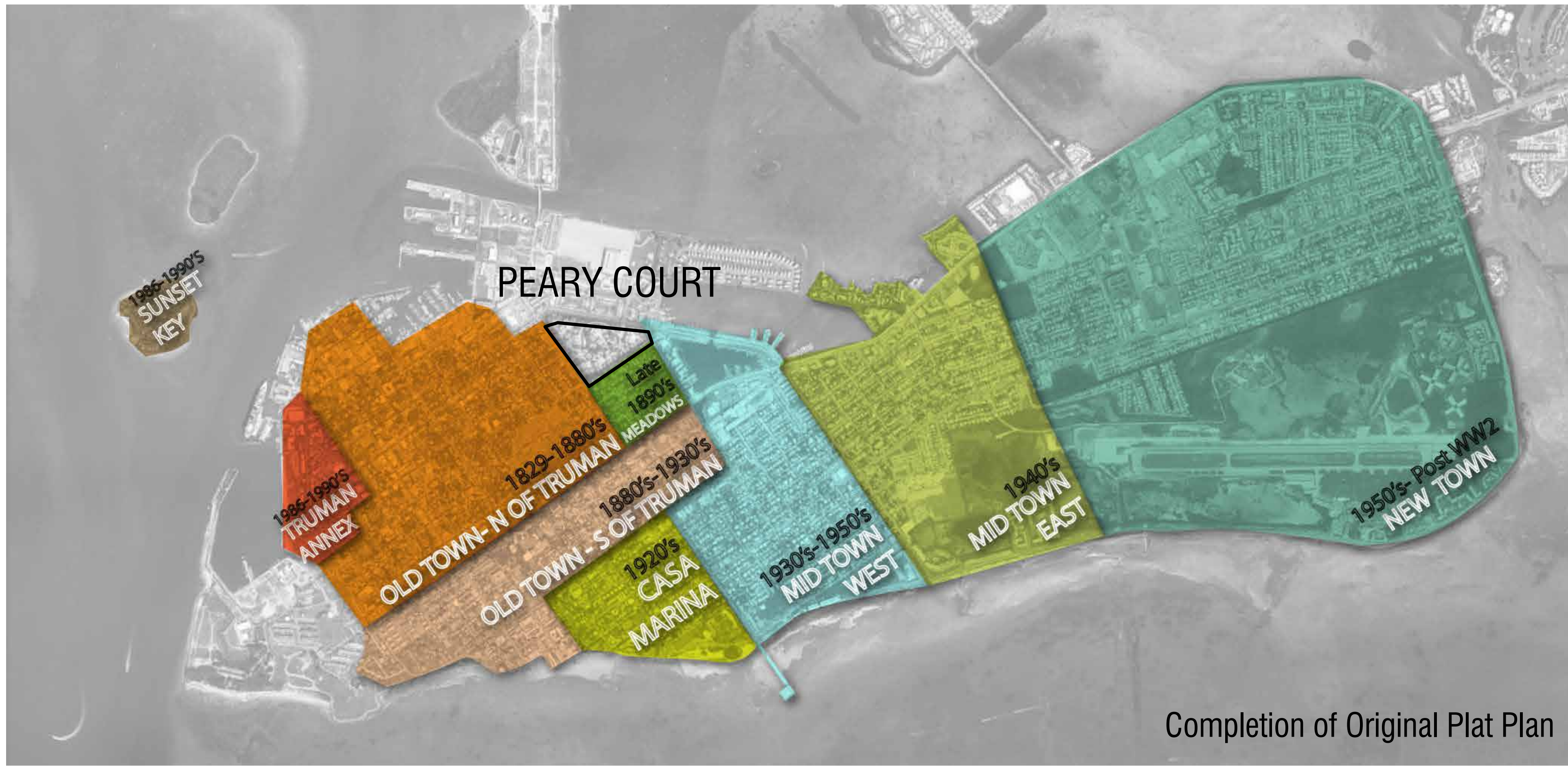


PEARY COURT
KEY WEST, FL
Historic Architectural Review Commission
TO BE DETERMINED

ZYSCOVICH
ARCHITECTS





INDEX OF DRAWINGS

URBAN

SITE PLAN PROPOSED _____	3 - 4
URBAN STRATEGIES _____	5
WHITE STREET – CONTEXT PHOTOS _____	6
WHITE STREET – PLAN – ELEVATION _____	7
WHITE STREET ENLARGED PLAN – ELEVATION _____	8 -9
WHITE STREET – STREET SECTIONS _____	10
ANGELA STREET – CONTEXT PHOTOS _____	11
ANGELA STREET – PLAN – ELEVATION _____	12
ANGELA STREET ENLARGED PLAN – ELEVATION _____	13-14
ANGELA STREET – STREET SECTIONS _____	15

ARCHITECTURE

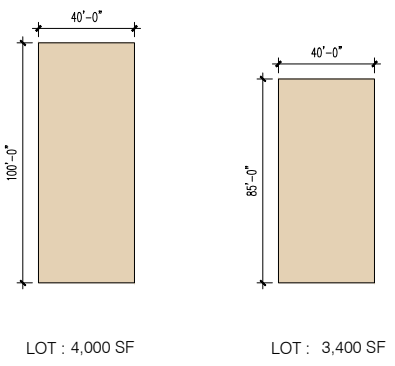
PARCEL SIZES _____	16
ARCHITECTURE – HOUSING TYPOLOGIES _____	17
COTTAGE UNITS _____	18-20
MEDIUM UNITS _____	21-23
LARGE UNITS _____	24-27
TRIPLEX UNIT _____	28
GUEST UNIT _____	29
MULTI FAMILY BUILDING – CONTEXT PHOTOS _____	30
MULTI FAMILY BUILDING - STREET SECTION _____	31
MULTI FAMILY BUILDING – FLOOR PLANS _____	32
MULTIFAMILY BUILDING – ROOF PLAN – SECTIONS _____	33
MULTI FAMILY BUILDING – ELEVATIONS _____	34
MULTI-FAMILY BUILDING – RENDERING _____	35



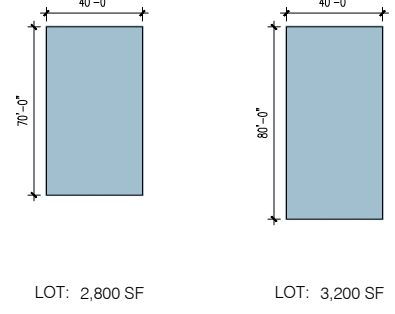
Total Units		
Unit Types	Unit Dimensions	
Large Building Sites	58	40'x85'-100'
Medium Building Sites	47	40'-50'x70'
Cottages	55	30'x60'-80'
Multi-Family	18	60'x90' (3 Units x 6 Sites)
Multi-Family w/ Amenities	30	18 - 1 BDRM - 600 SF
		8 - 2 BDRM - 800 SF
		4 - 3 BDRM - 1,200 SF
Total Units	208	

Parking	Dimensions	
Street Parking	235	9'x23'
Trellised Parking	58	9'x18'
Multi-Family Parking	30	9'x18'
Total Parking	323	1.5 spaces per unit

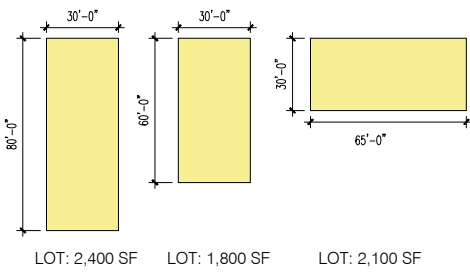
Large Parcels



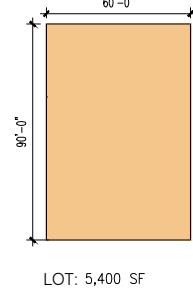
Medium Parcels



Cottage Parcels



Multi-Family Parcels





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

CIRCULATION



- Pedestrian Access - - - - -
- Alleys and Lanes - - - - -
- Main Streets - - - - -

Main Streets



Bike Paths



Alleys & Lanes



Trellised Parking



Street Parking



Pedestrian Access

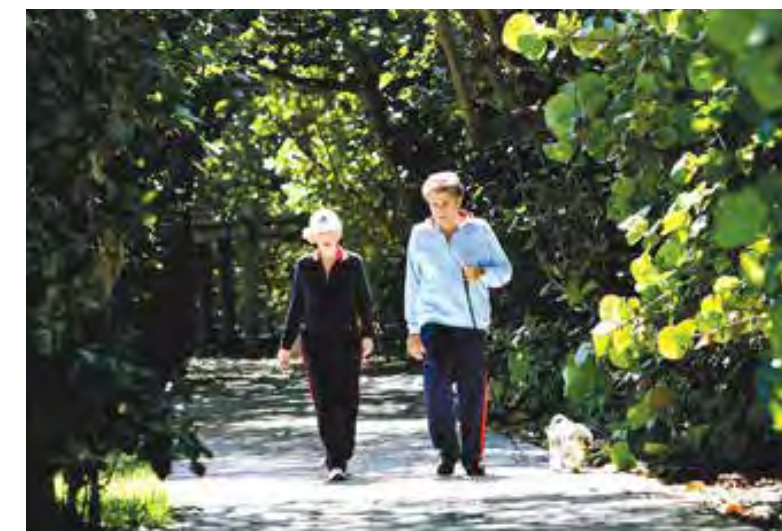


COMMUNITY POCKET PARKS



- Trees to preserve ■
- Common Green Areas ■
- Individual Lot green areas ■
- Retention area - - - - -
- Proposed Dog Park ■

Community Parks / Green Areas



Preservation of Existing Mahogany Trees



SUSTAINABILITY

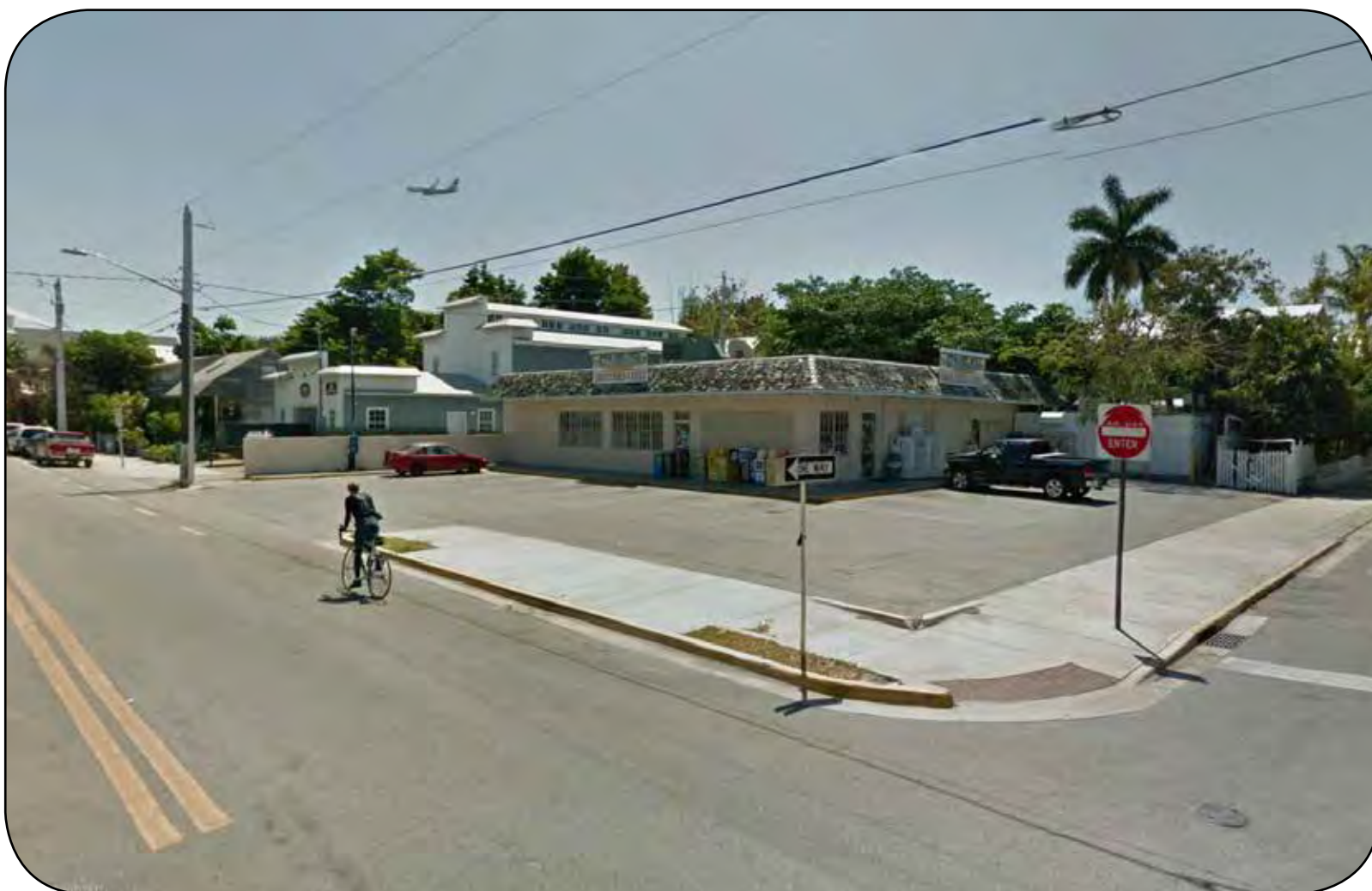


Retention area - - - - -



Wellness + Health





WHITE STREET - URBAN CONTEXT



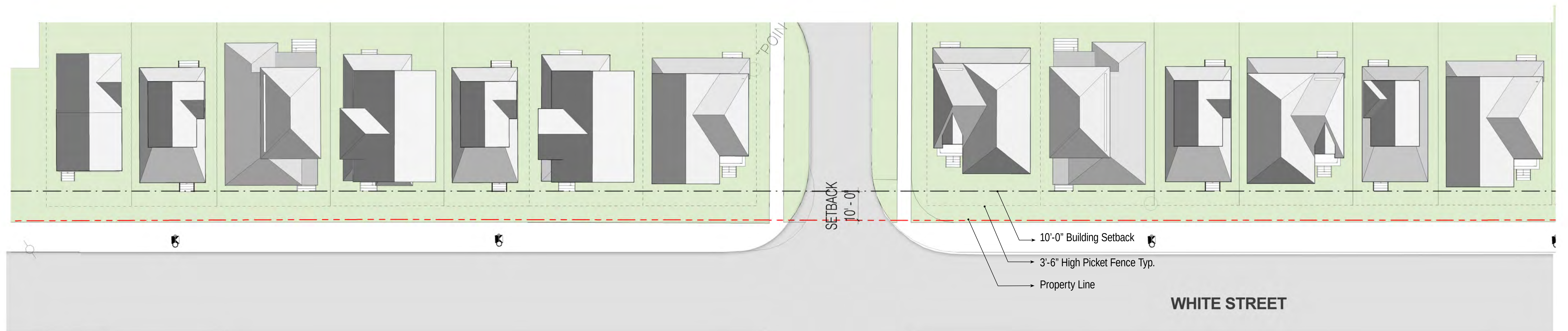
1 **White Street Elevation**
 SP-102 Scale: 1/32" = 1'-0"



2 **White Street Plan**
 SP-102 Scale: 1/32" = 1'-0"



1 White Street Elevation (North Side)
 SP-103 Scale: 1/16" = 1'-0"



2 White Street Plan (North Side)
 SP-103 Scale: 1/16" = 1'-0"

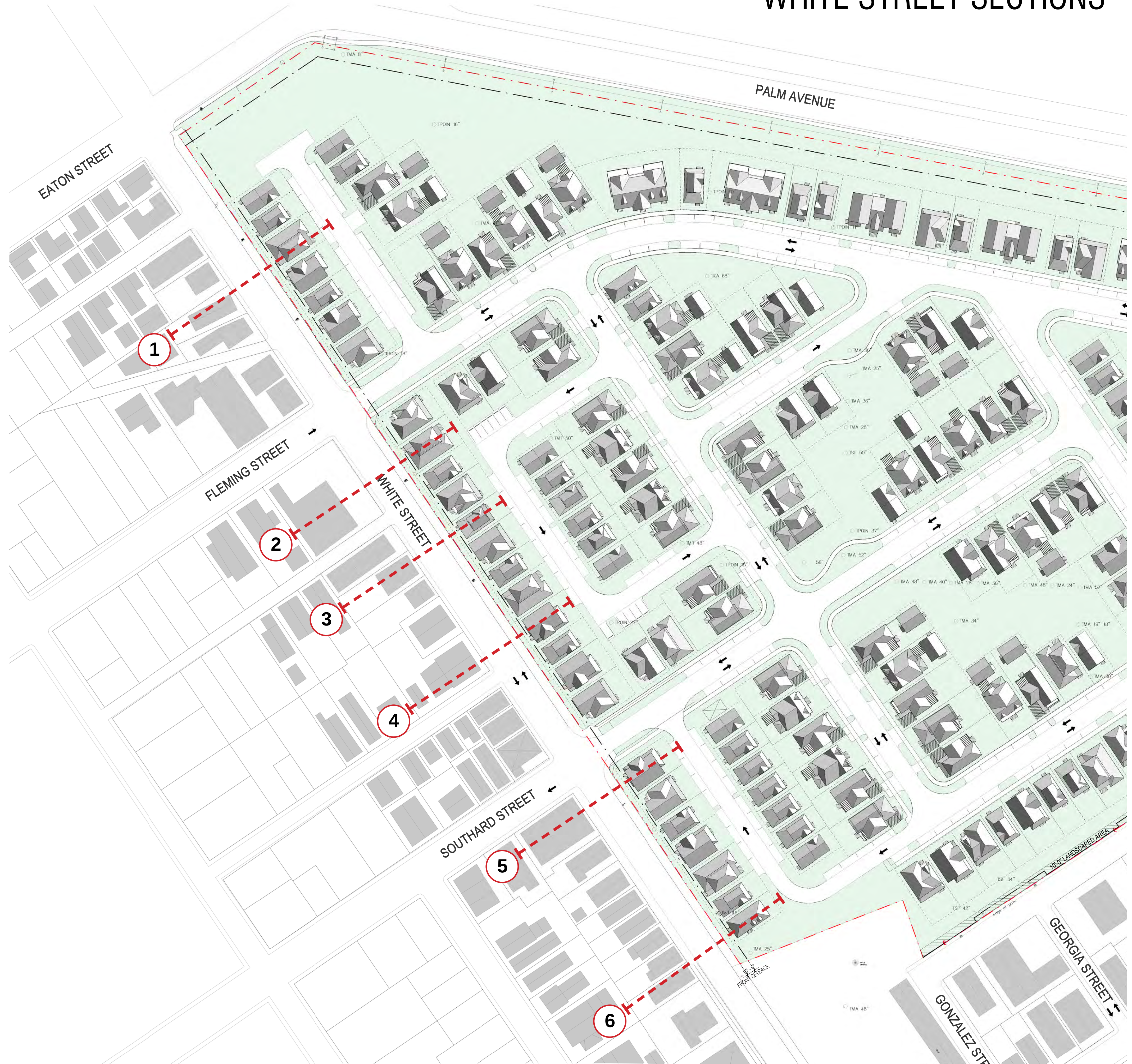
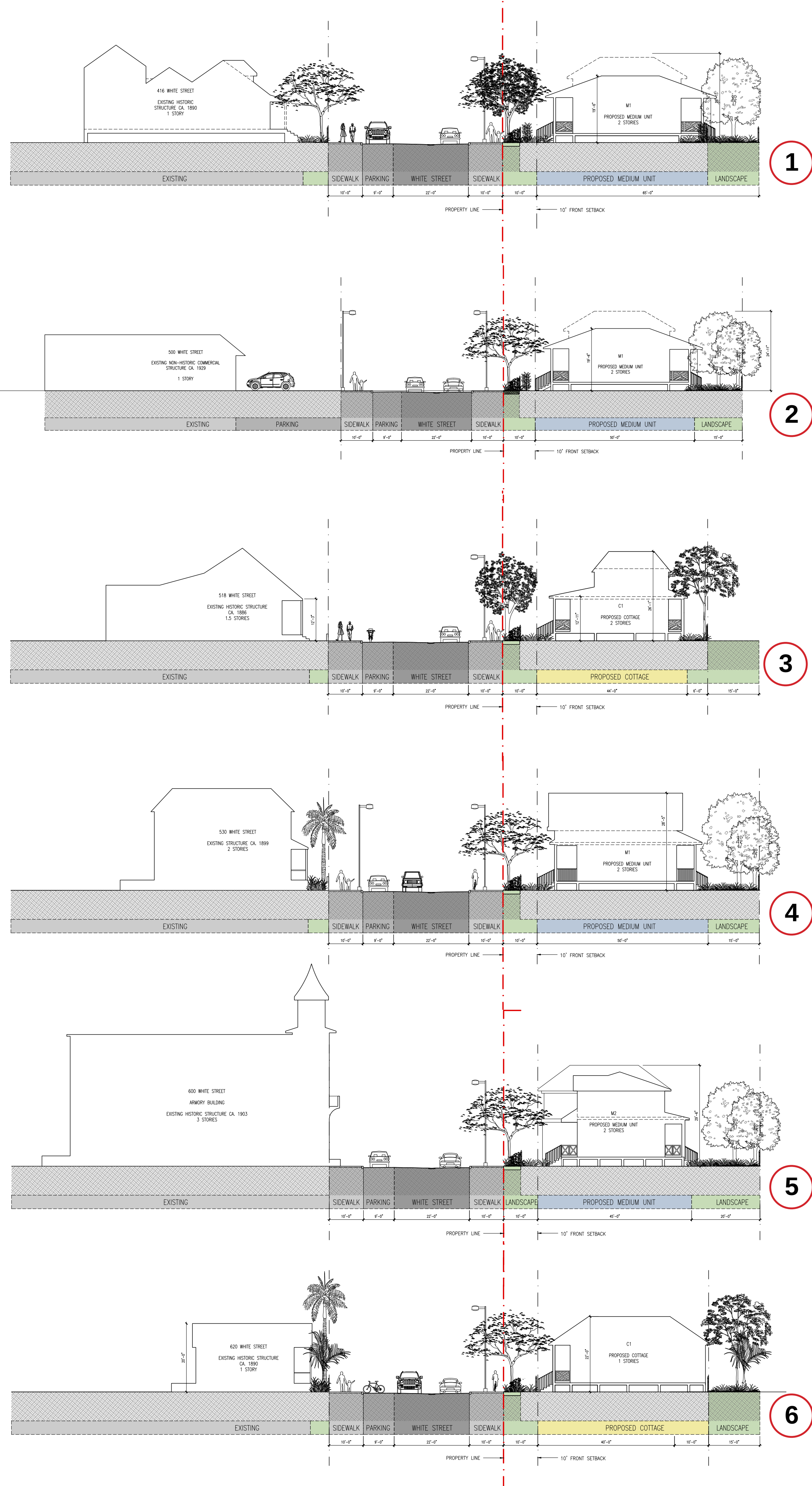


2 **White Street Elevation (South Side)**
 SP-104 Scale: 1/16" = 1'-0"



1 **White Street Plan (South Side)**
 SP-104 Scale: 1/16" = 1'-0"

WHITE STREET SECTIONS



1330PCW - PEARY COURT Key West, FL

HISTORIC ARCHITECTURAL REVIEW COMMISSION

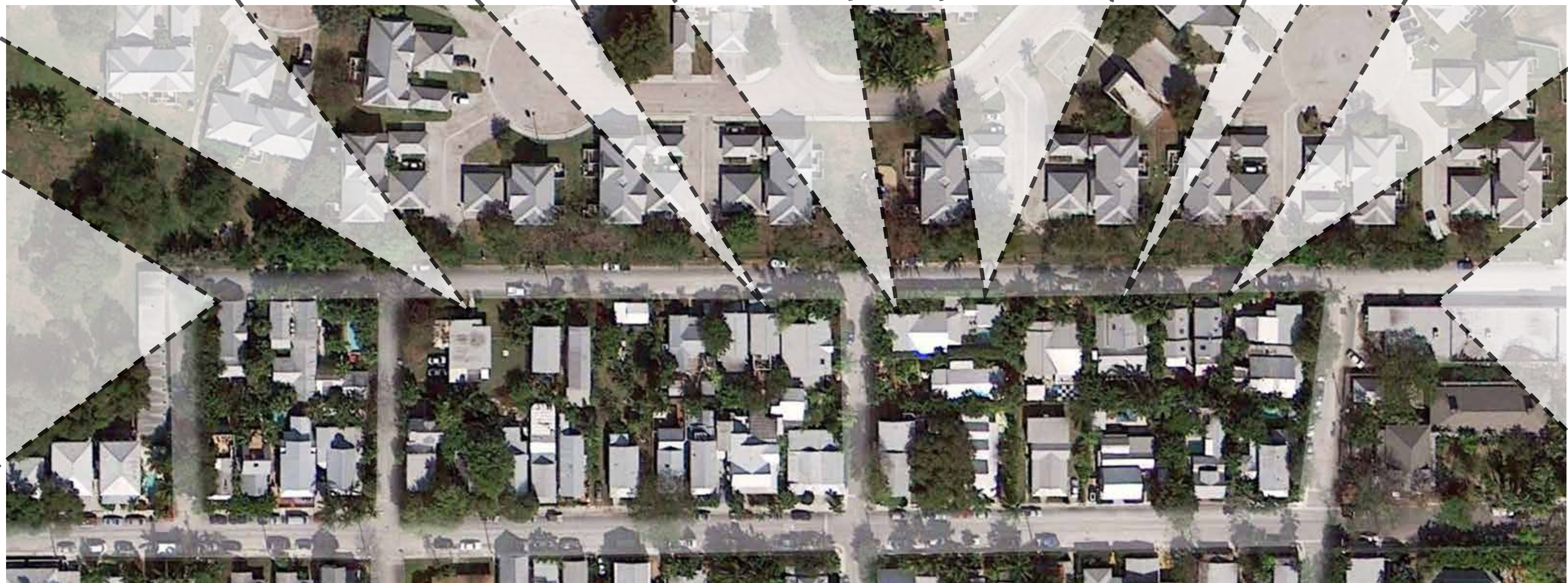
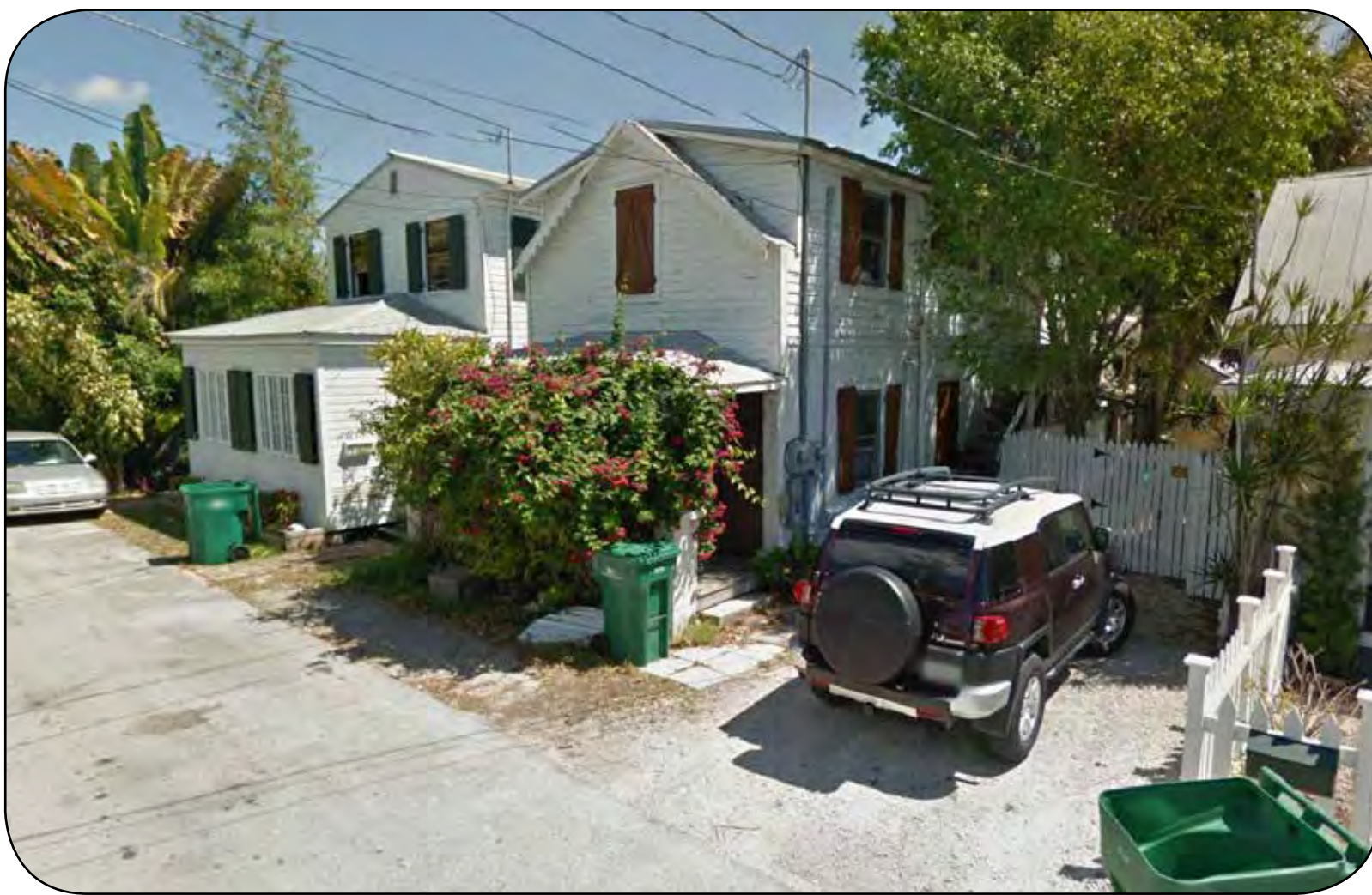
WHITE STREET SECTIONS

September 15th, 2014

ZYSCOVICH
ARCHITECTS

100 N Biscayne Blvd. 27th Fl
Miami, FL 33132-2304
t 305.372.5222
f 305.577.4521

e info@zyscovich.com
w www.zyscovich.com



ANGELA STREET - URBAN CONTEXT



1 Angela Street Elevation

SP-105 Scale: 1/32" = 1'-0"



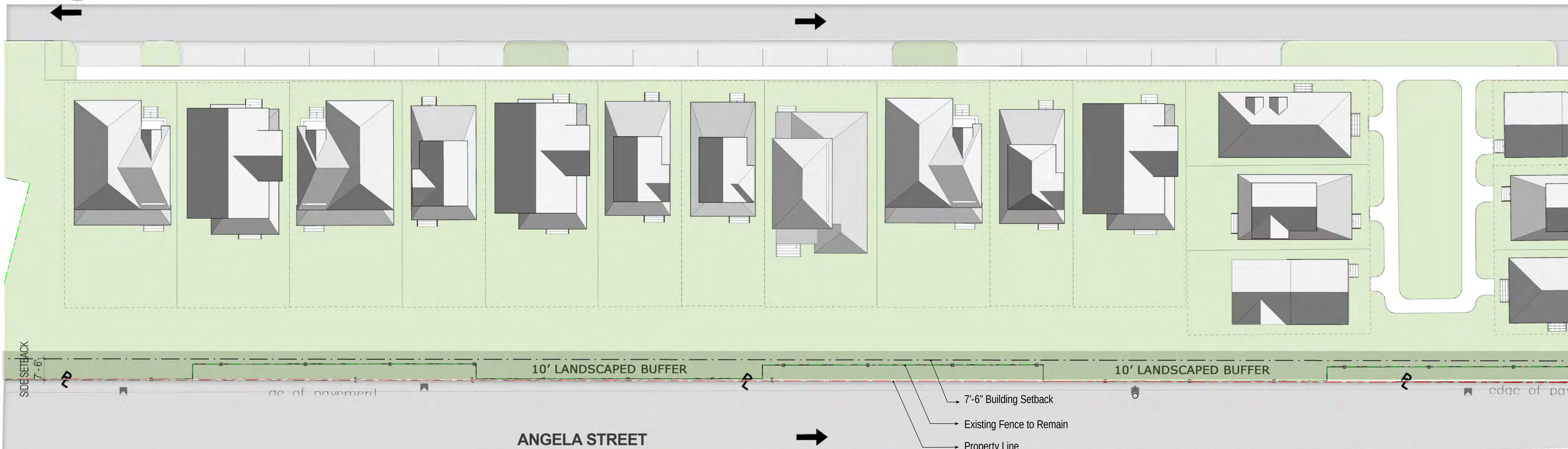
2 Angela Street Plan

SP-105 Scale: 1/32" = 1'-0"





2 Angela St Elevation (South Side)
SP-106 Scale: 1/16" = 1'-0"



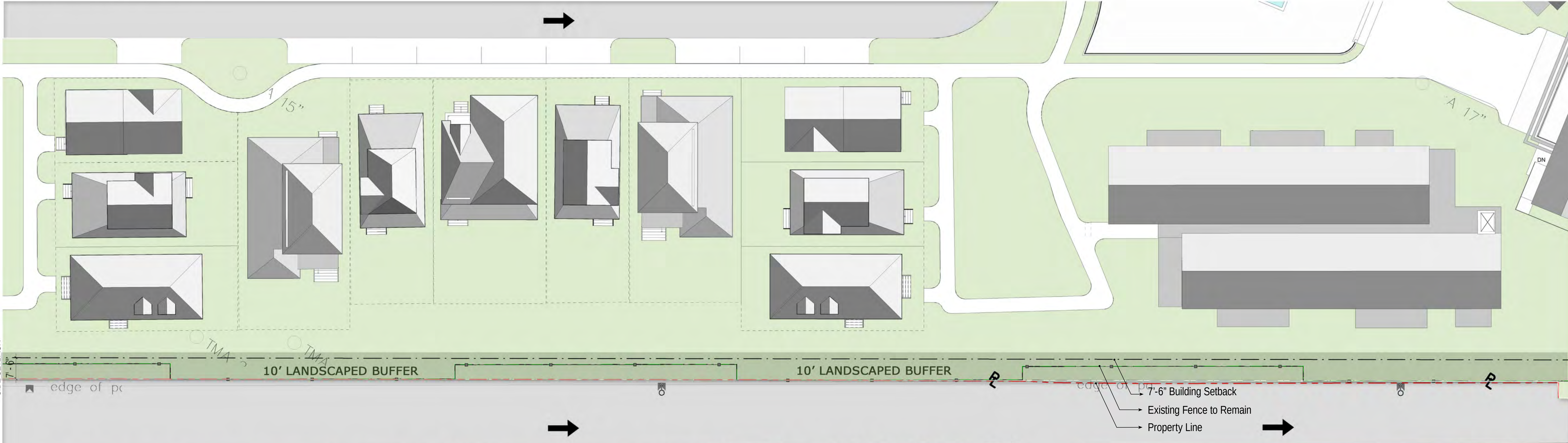
GEORGIA STREET



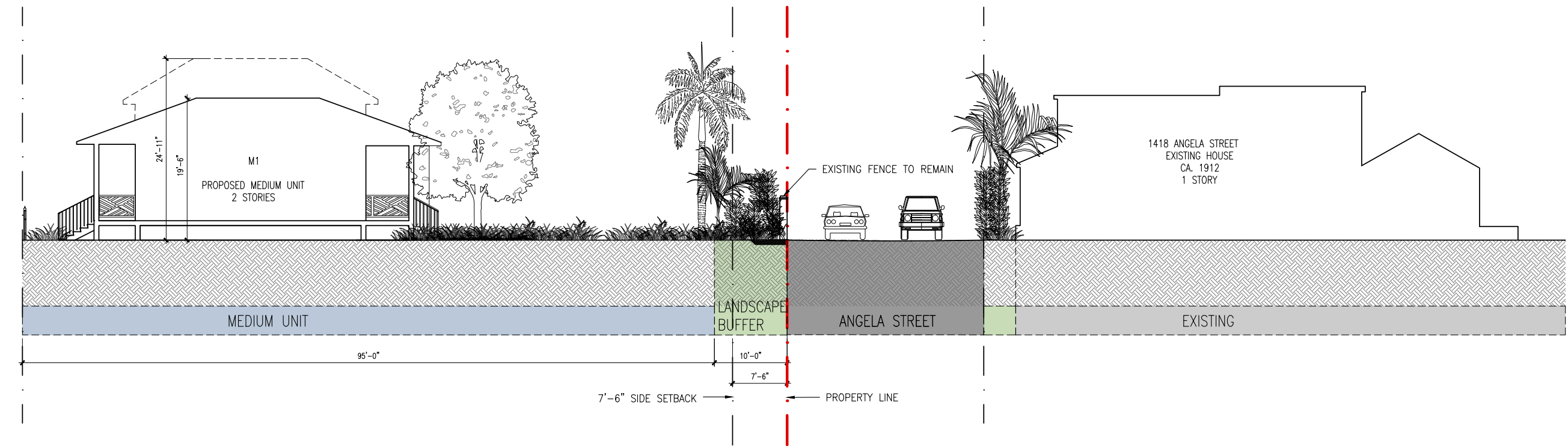
FLORIDA STREET



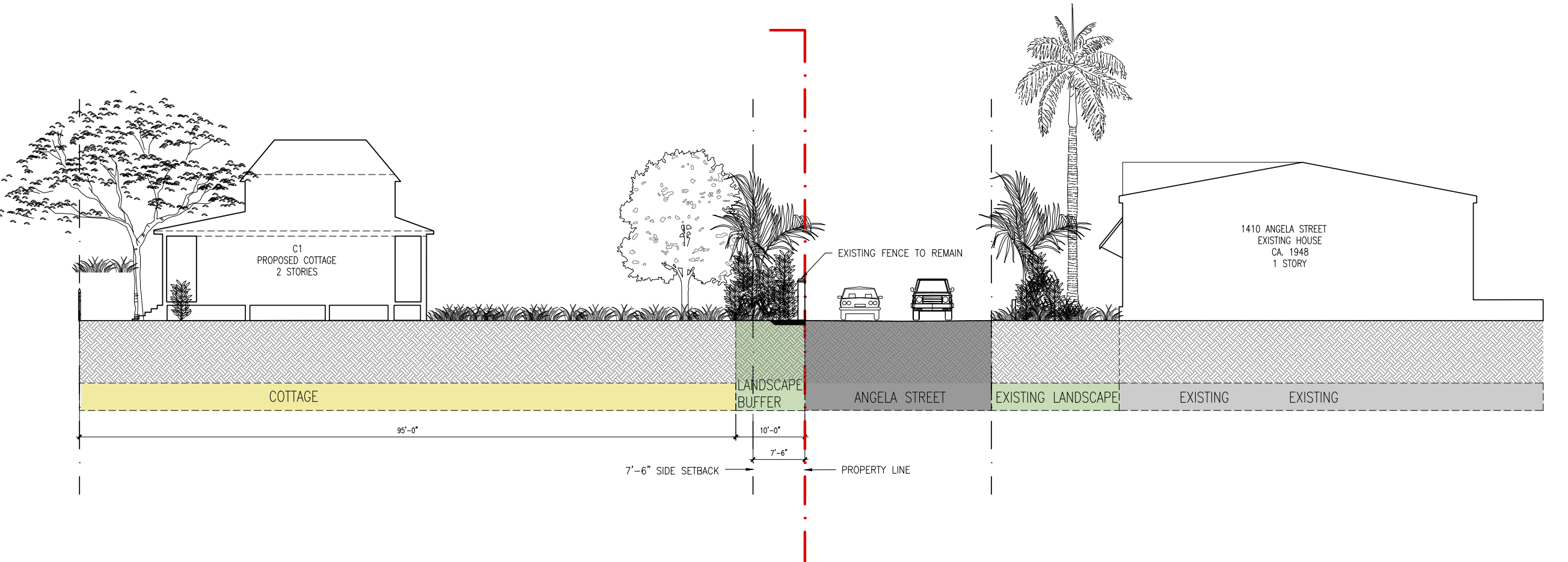
1 **Angela St Elevation (North Side)**
 SP-107 Scale: 1/16" = 1'-0"



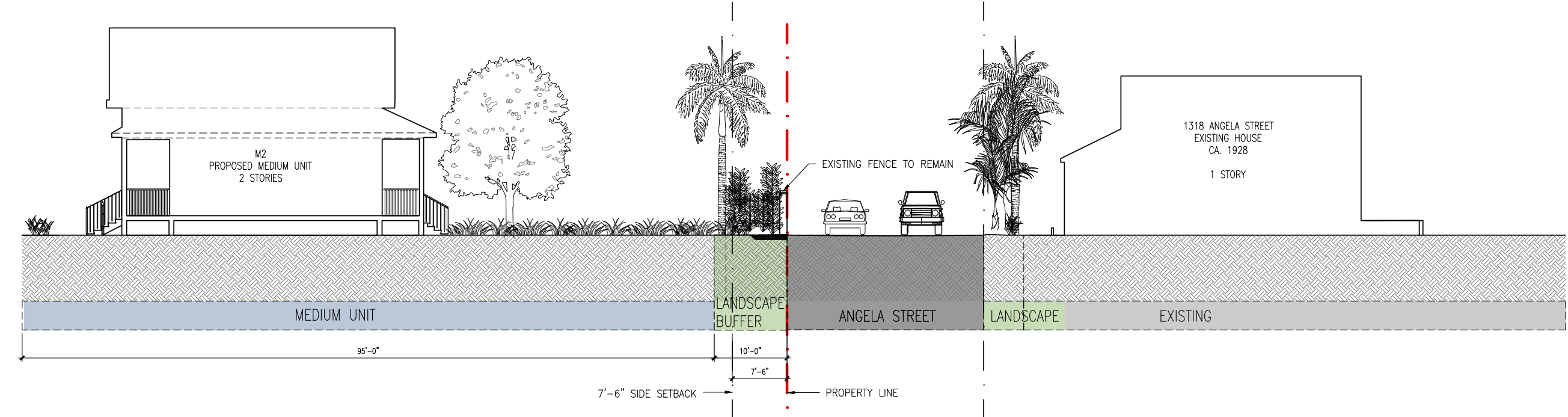
ANGELA STREET SECTIONS



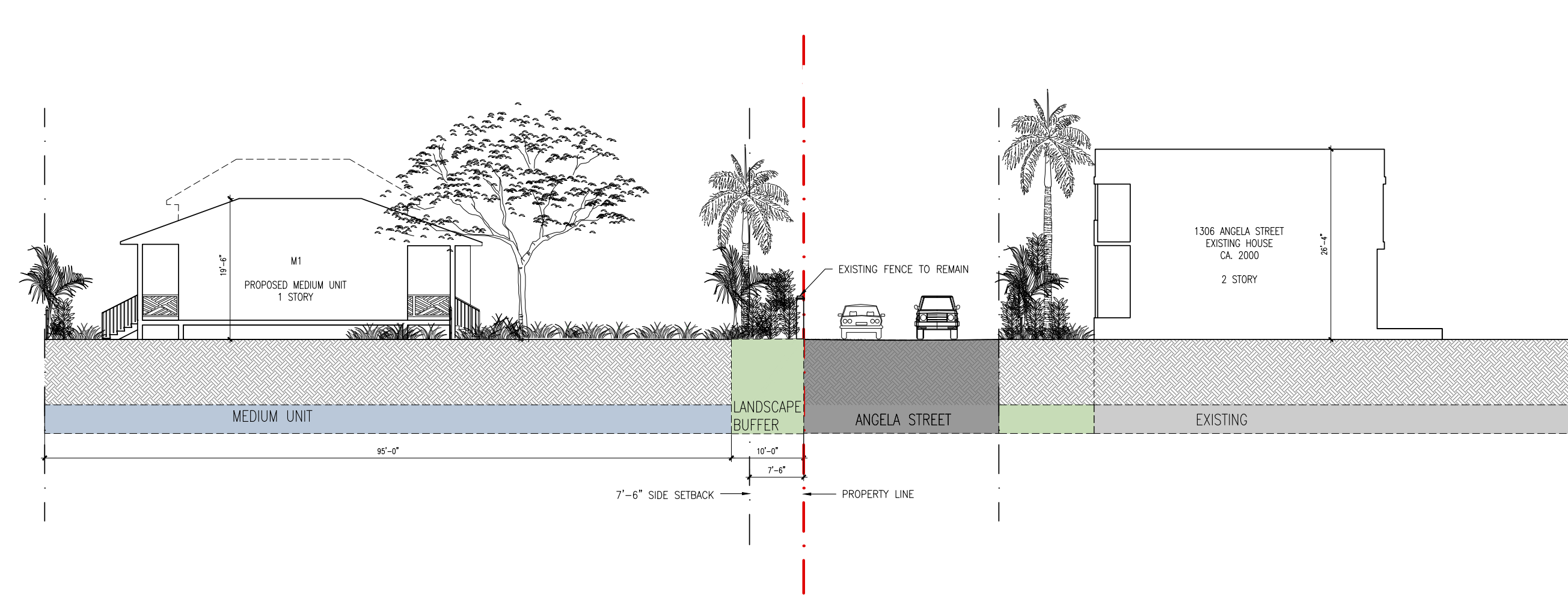
1



2



3



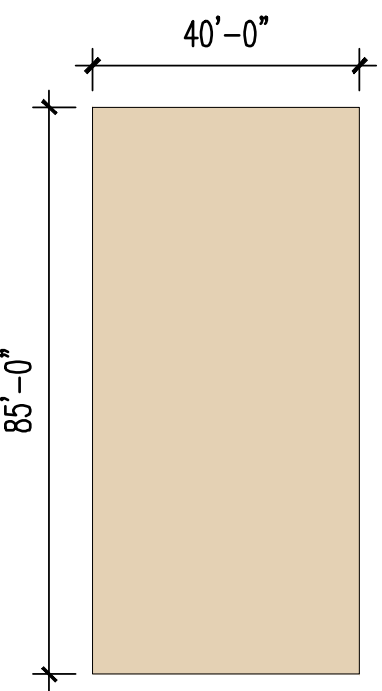
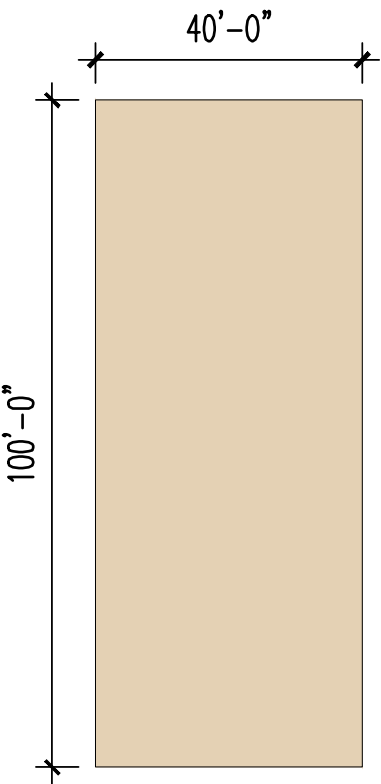
4



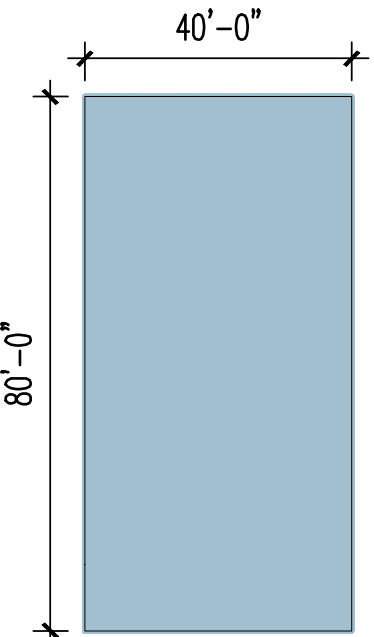
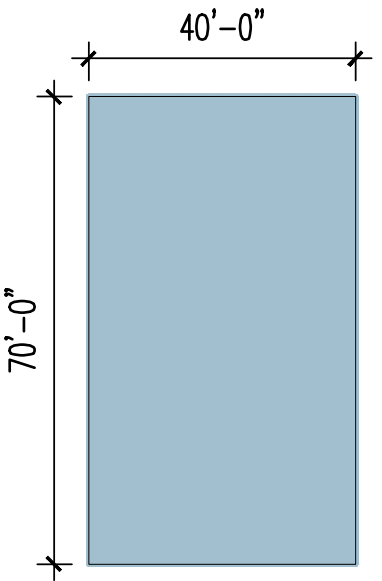
PARCEL SIZES



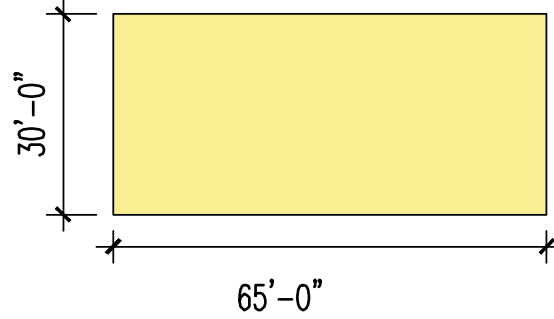
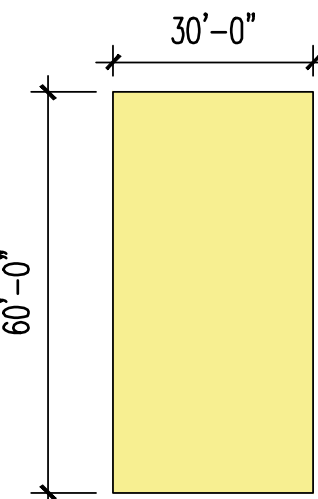
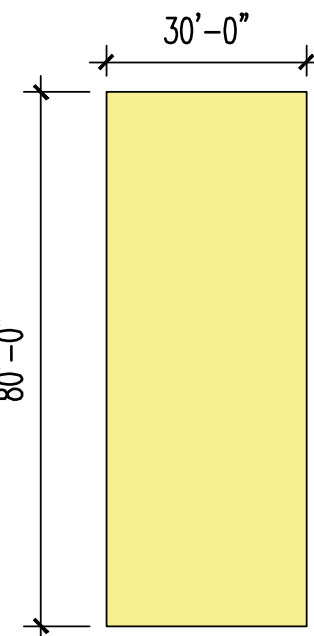
LARGE
58



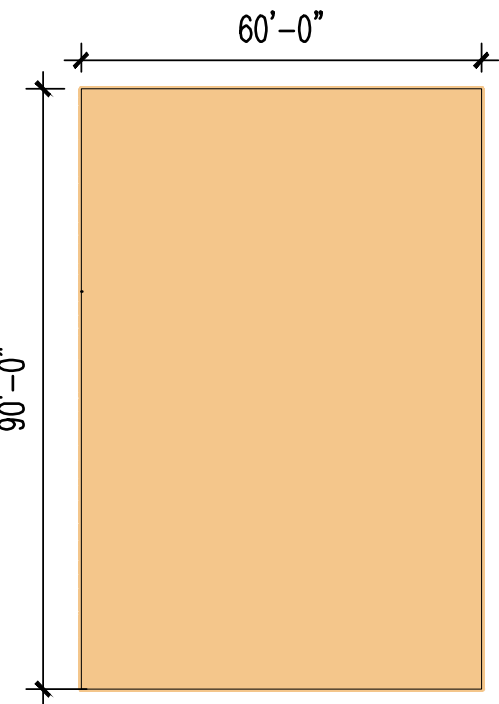
MEDIUM
47



COTTAGE
55



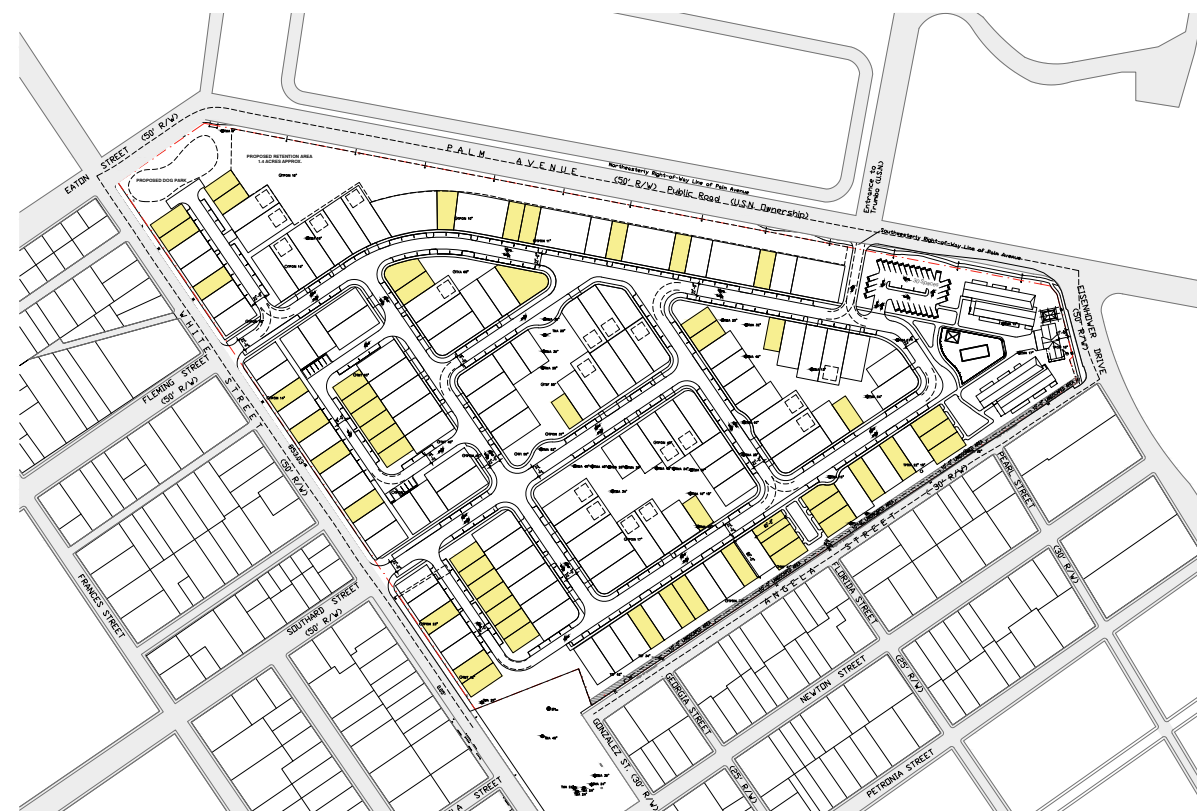
TRIPLEX
6



No copies, transmissions, reproductions, or electronic revisions of any portions of these drawings in whole or in part may be made without the express written permission of Zyscovich Architects.
All designs indicated in these drawings are the property of Zyscovich Architects.
All copyrights reserved ©2014.

COTTAGES

660sf - 900sf



C1
(Added)



ALT



C2



ALT



ALT



C3
(modified)

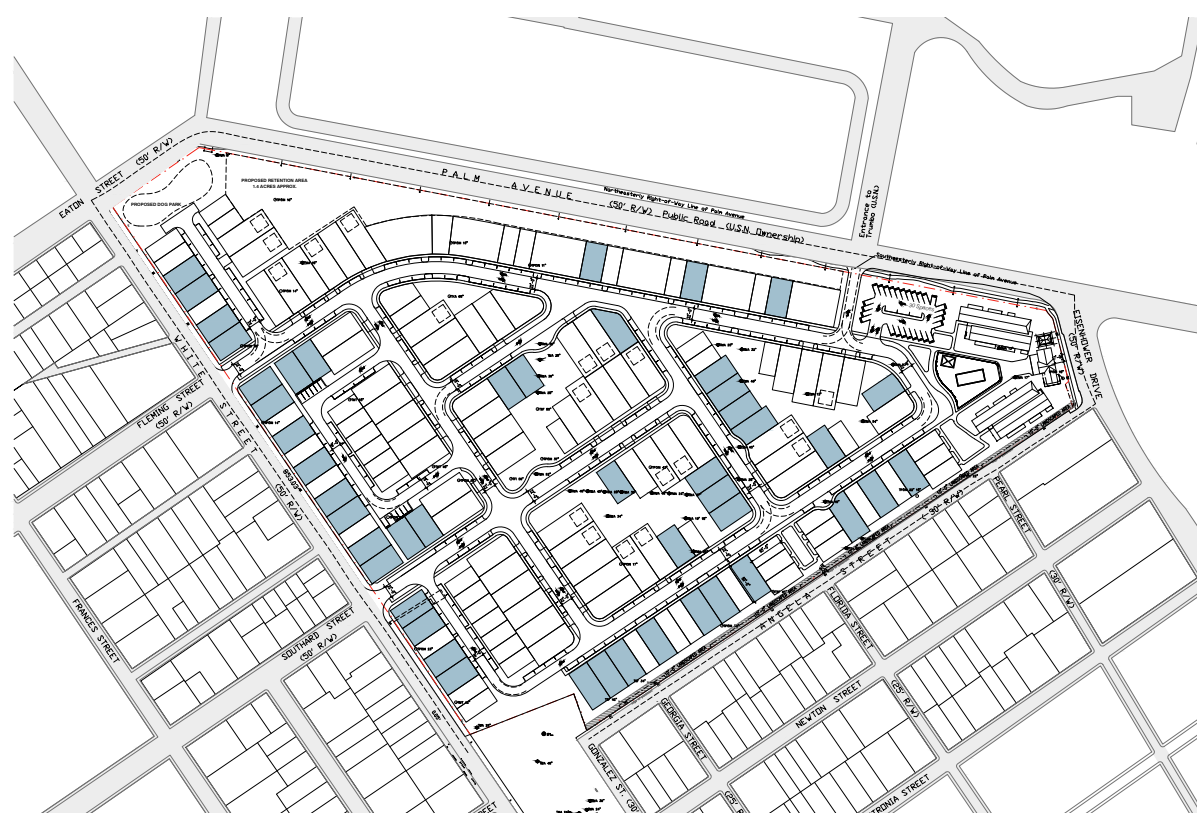


ALT



MEDIUM HOMES

1,600sf - 1,800sf



M1
(Modified)



ALT



ALT



M2



ALT



ALT



M3



ALT



ALT



LARGE HOMES

1,700sf - 2,000sf



L1



ALT



ALT



L2



ALT



ALT



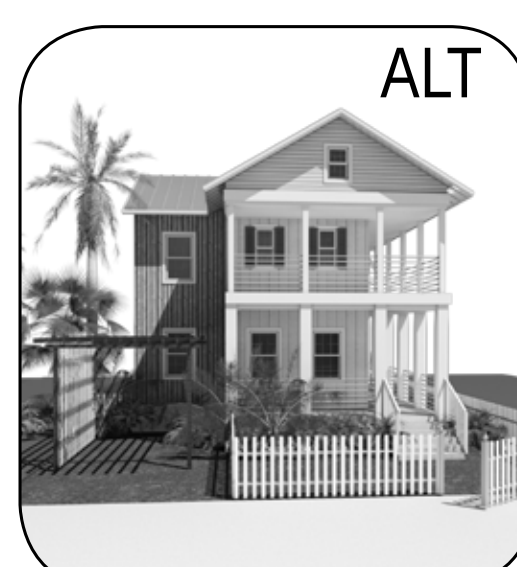
L3



ALT



ALT



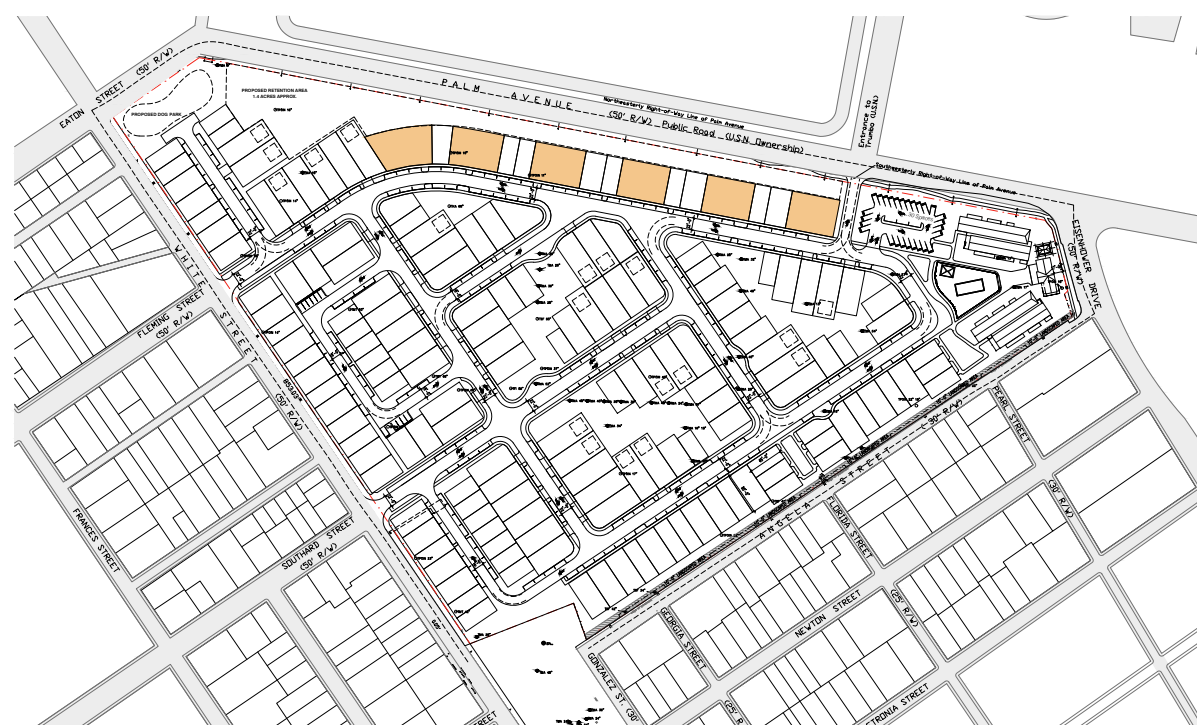
L4
(Added)



ALT



TRIPLEX
1,200sf each unit



GUEST COTTAGE
(optional for large homes)
600sf

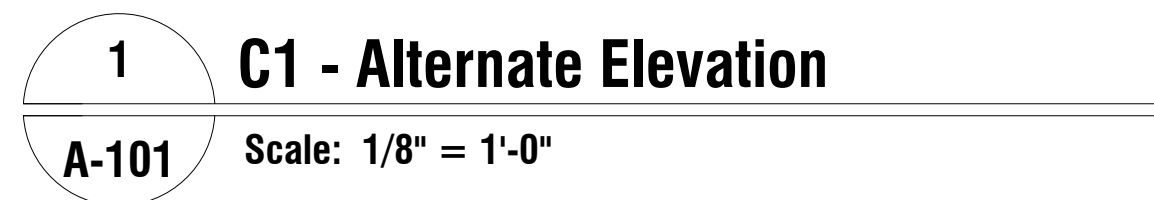
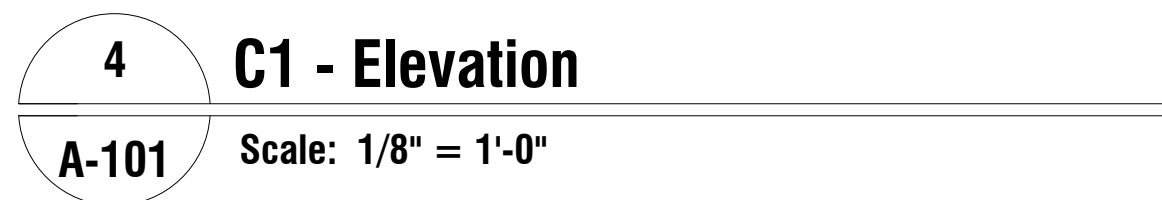


(Added) New floor plan type was added to the unit mix

(Modified) Floor plan and heights were modified in response to previous HARC (May 7th, 2014) comments

(NEW ONE STORY VERSION)

660SF



COTTAGE 2

2 Stories
2 Bedroom
2 Bathrooms

800SF



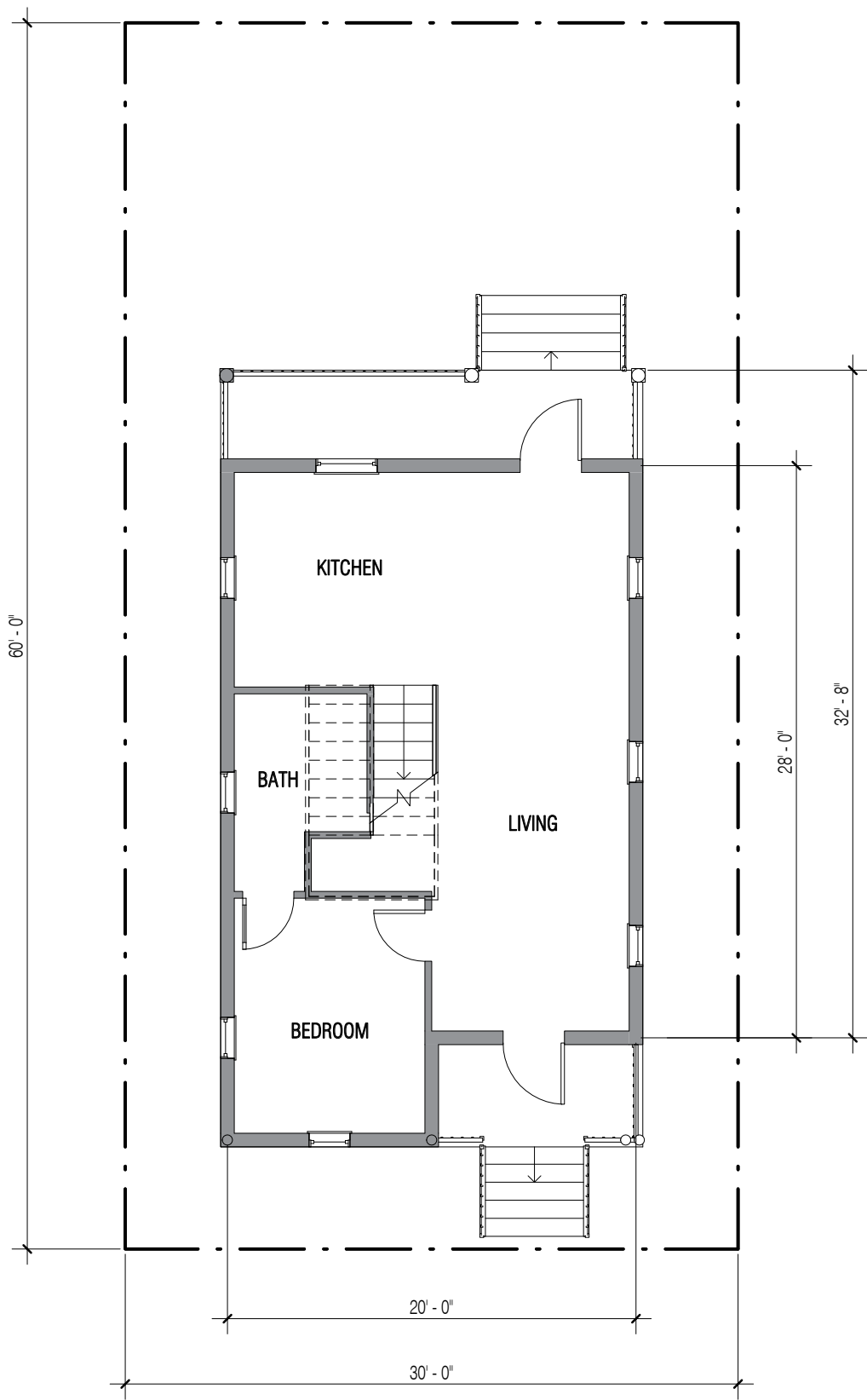
1 C2 - Elevation
A-102 Scale: 1/8" = 1'-0"



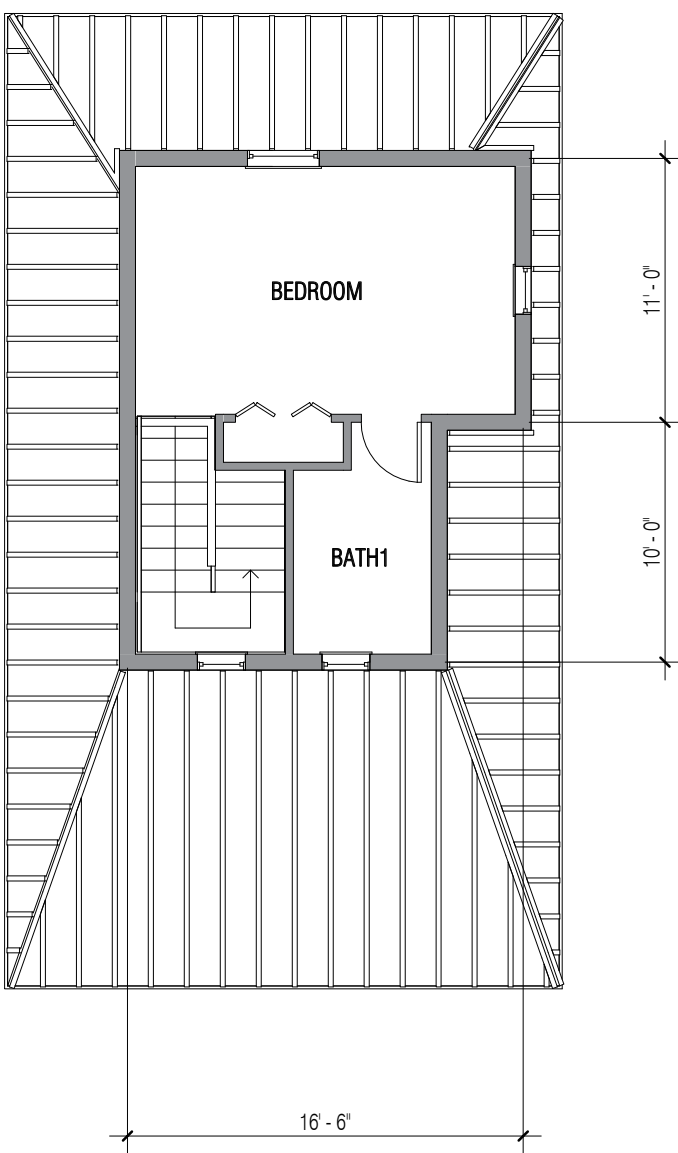
2 C2 - Alternate Elevation
A-102 Scale: 1/8" = 1'-0"



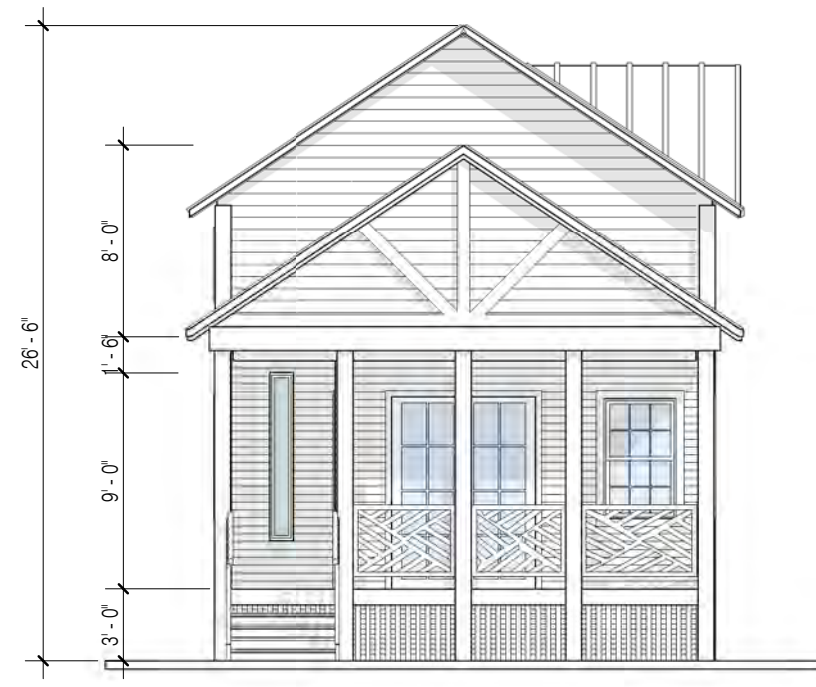
5 C2 - Alternate Elevation 2
A-102 Scale: 1/8" = 1'-0"



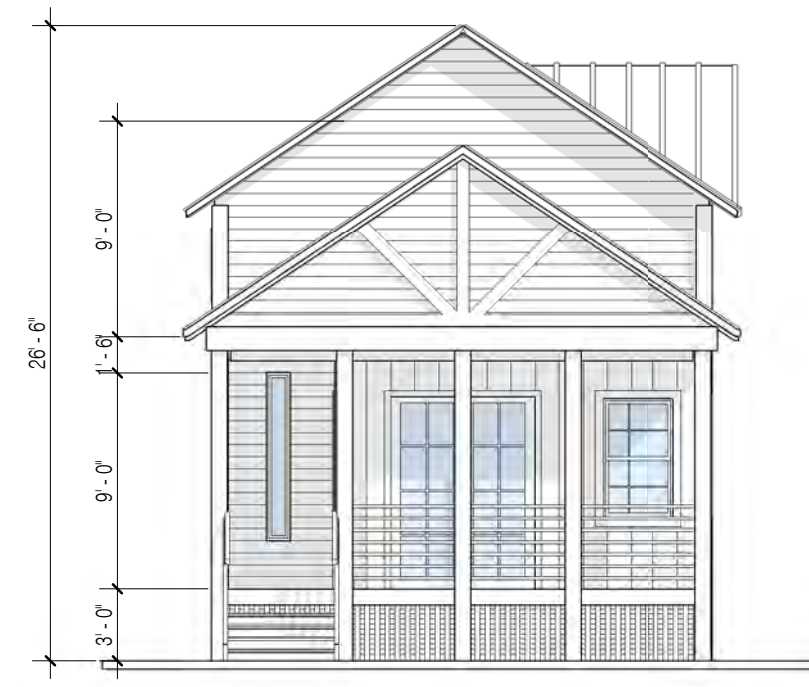
3 C2 - Ground Floor Plan
A-102 Scale: 1/8" = 1'-0"



4 C2 - Second Floor Plan
A-102 Scale: 1/8" = 1'-0"



2 C3 - Side Elevation
A-103 Scale: 1/8" = 1'-0"



4 C3 - Side Alternative Elevation
A-103 Scale: 1/8" = 1'-0"



1 C3 - Elevation
A-103 Scale: 1/8" = 1'-0"



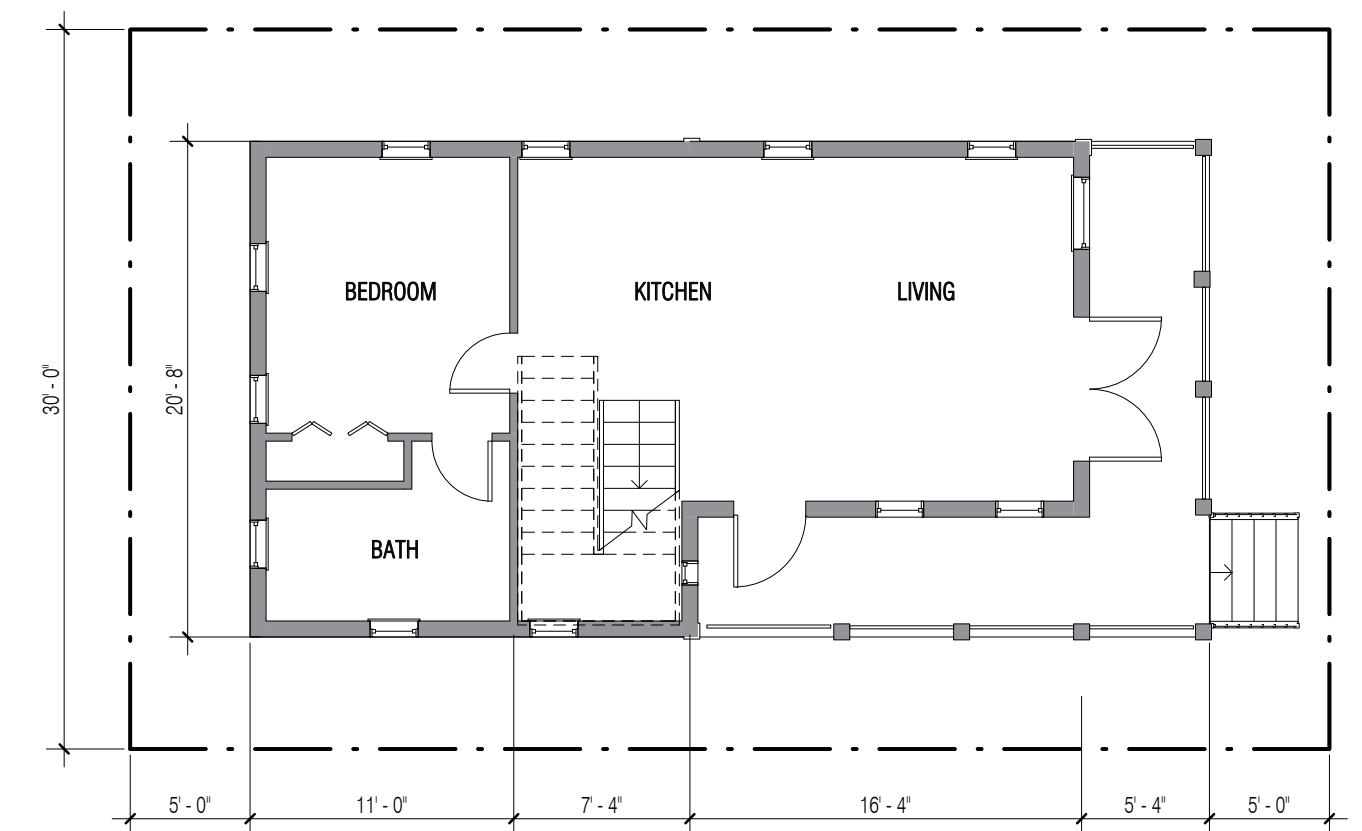
5 C3 - Alternative Elevation
A-103 Scale: 1/8" = 1'-0"



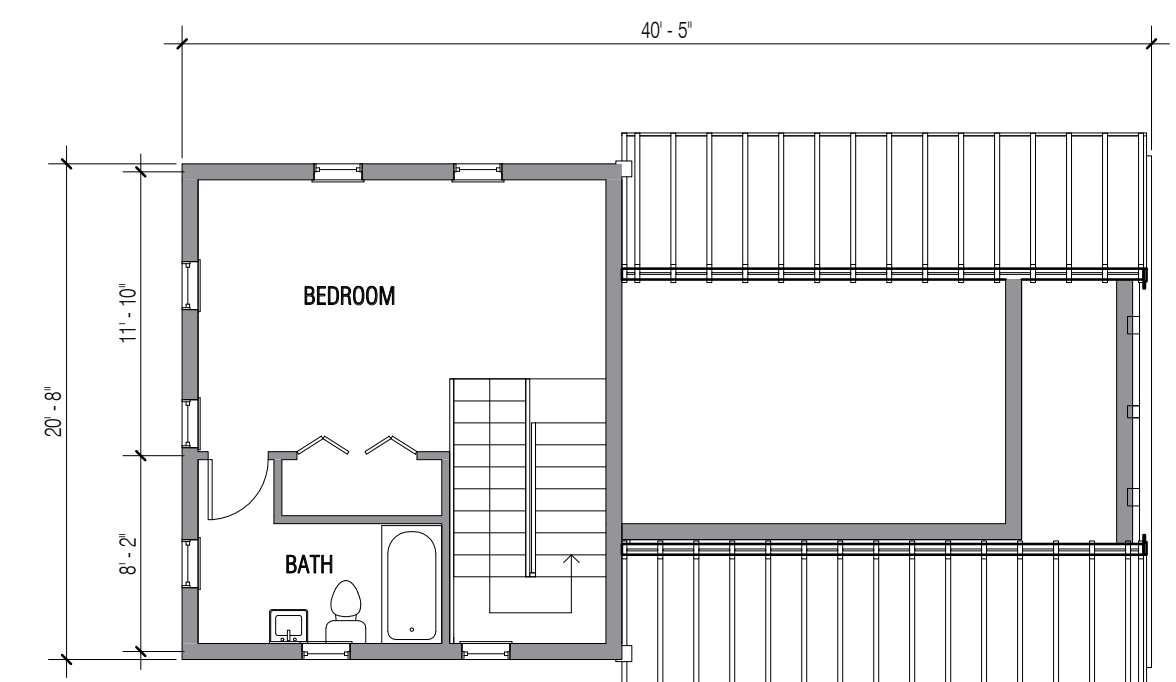
COTTAGE 3

2 Stories
 2 Bedroom
 2 Bathroom

900SF



3 C3 - Ground Floor Plan
A-103 Scale: 1/8" = 1'-0"



6 C3 - Cottages Level 2
A-103 Scale: 1/8" = 1'-0"

MEDIUM 1

(NEW ONE STORY VERSION)

1 Story
2 Bedroom + Den
2 Bathrooms

1,100SF



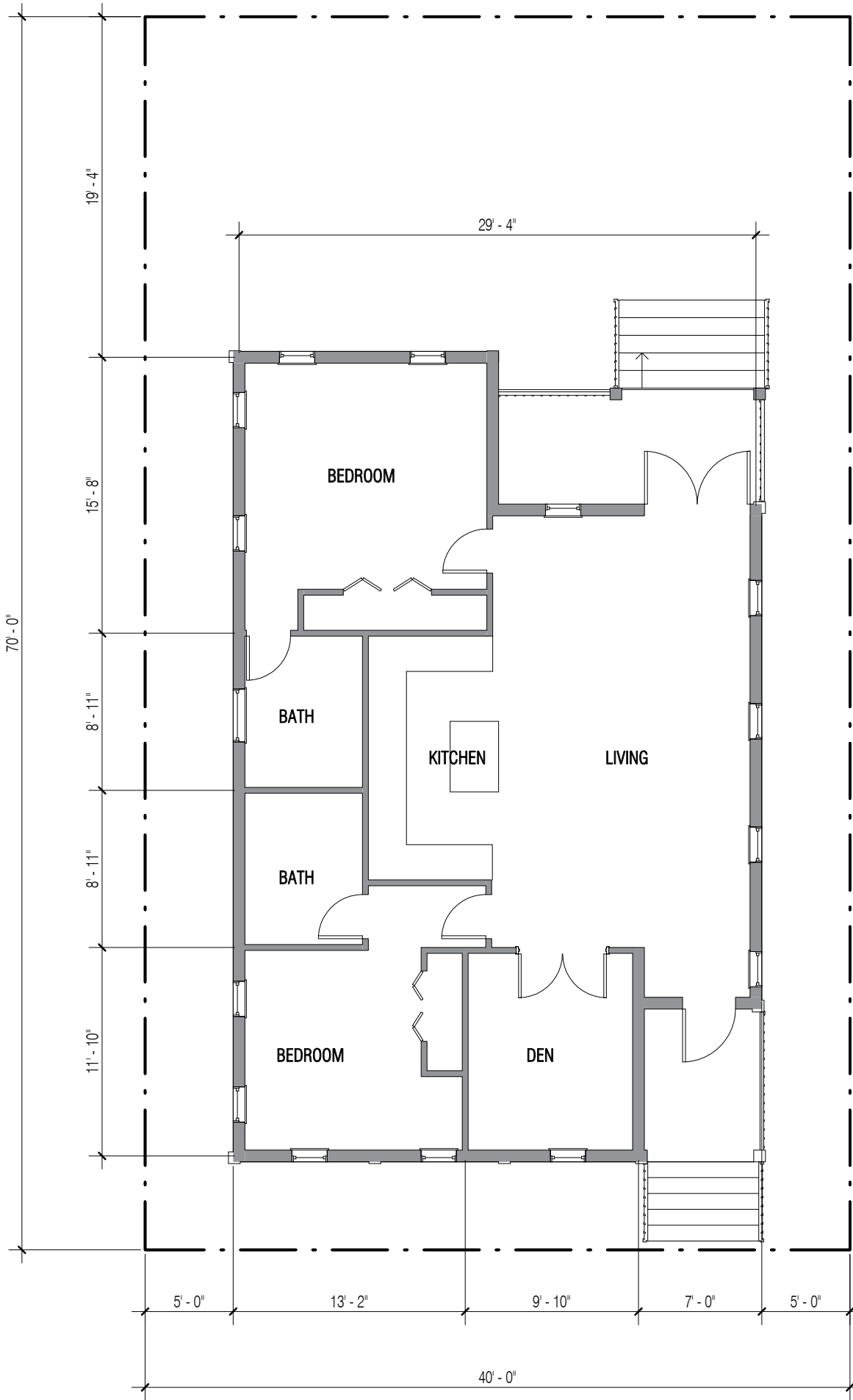
3 M1 - Elevation
A-104 Scale: 1/8" = 1'-0"



2 M1 - Alternate Elevation
A-104 Scale: 1/8" = 1'-0"



4 M1 - Alternate Elevation 2
A-104 Scale: 1/8" = 1'-0"



1 M1- Ground Floor Plan
A-104 Scale: 1/8" = 1'-0"

MEDIUM 2

2 Stories
2 Bedrooms + Den
2 Bathrooms

1,600SF



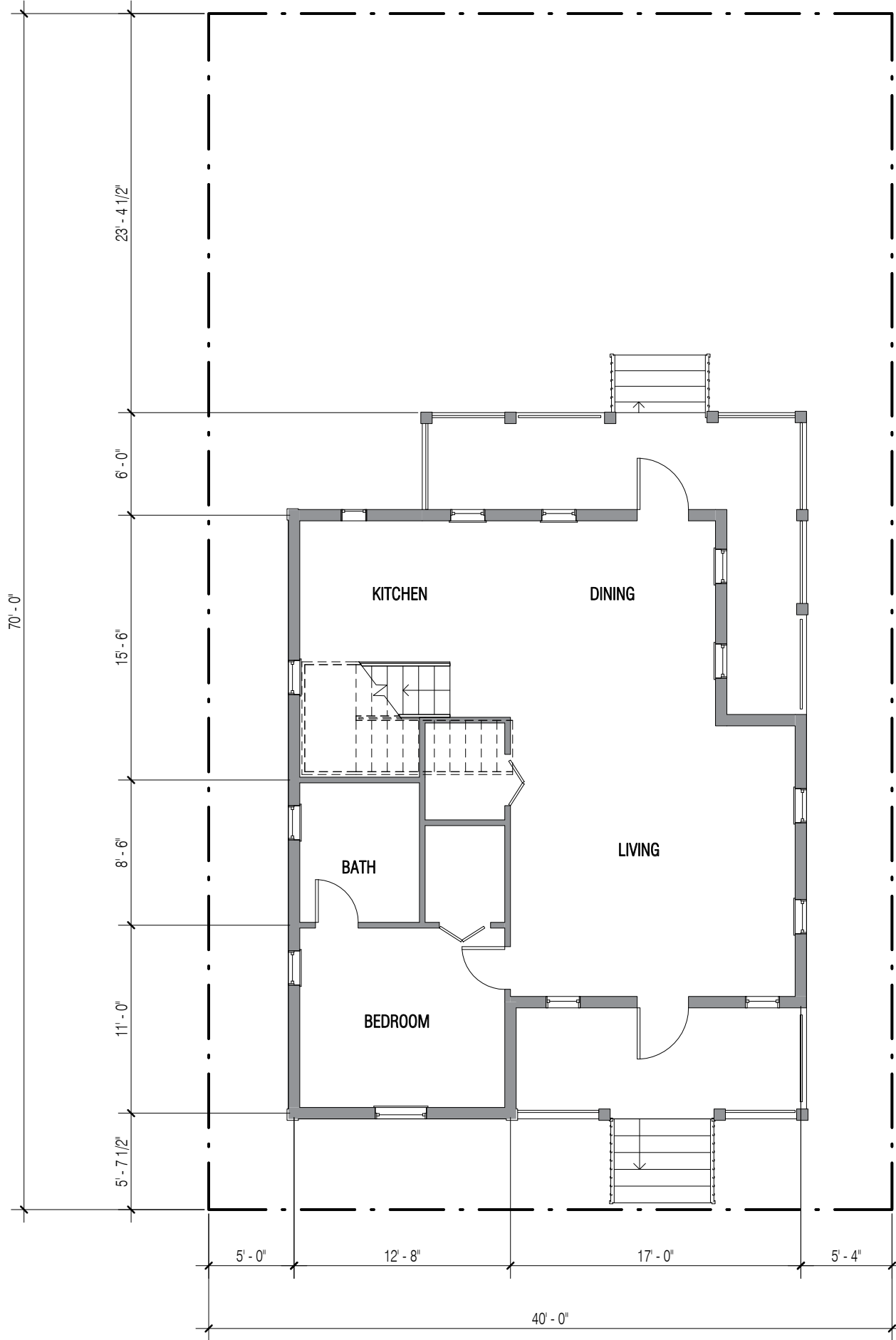
1 M2 - Elevation
A-105 Scale: 1/8" = 1'-0"



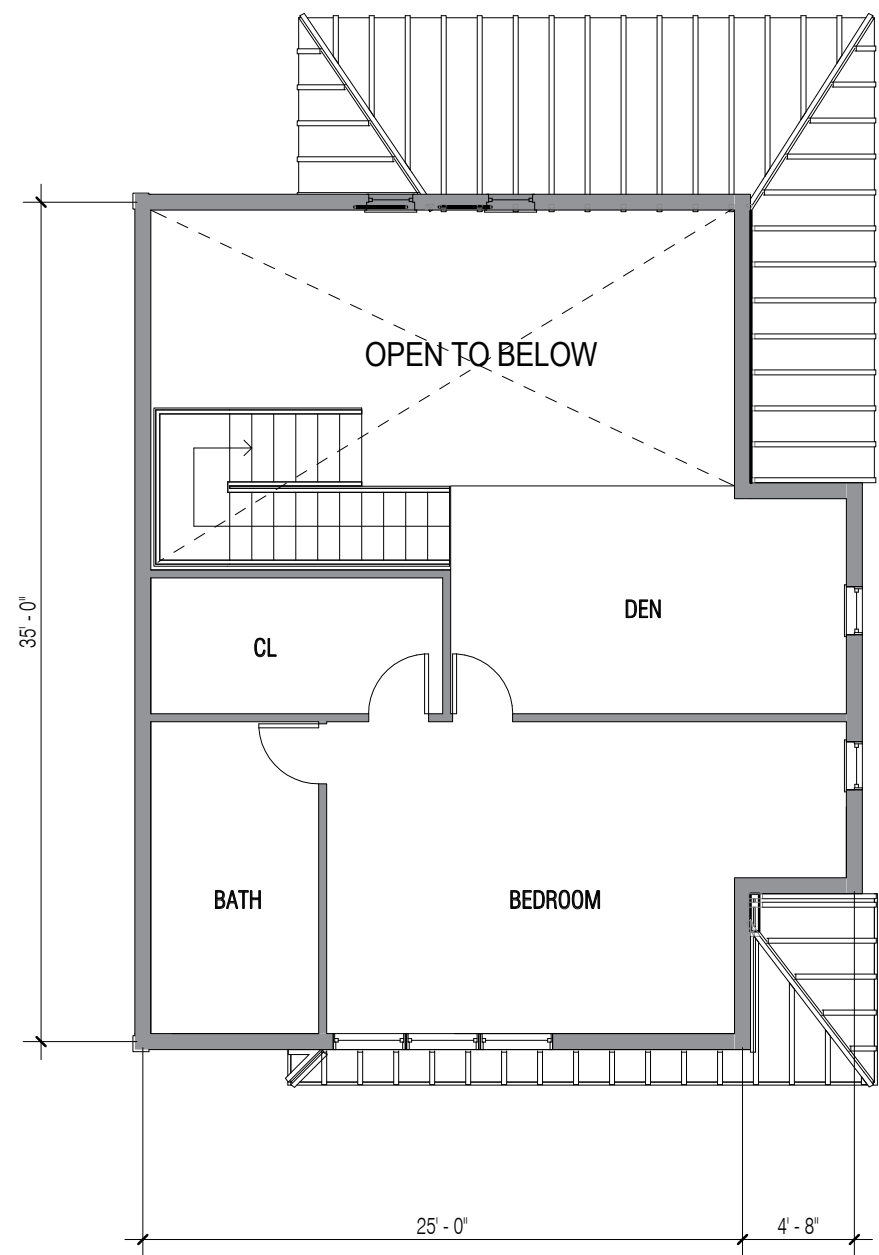
2 M2 - Alternate Elevation
A-105 Scale: 1/8" = 1'-0"



4 M2 - Alternate Elevation 2
A-105 Scale: 1/8" = 1'-0"



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



5 M2 - Second Floor Plan
A-105 Scale: 1/8" = 1'-0"

MEDIUM 3

2 Stories
3 Bedrooms + Den
3 Bathrooms

1,800SF



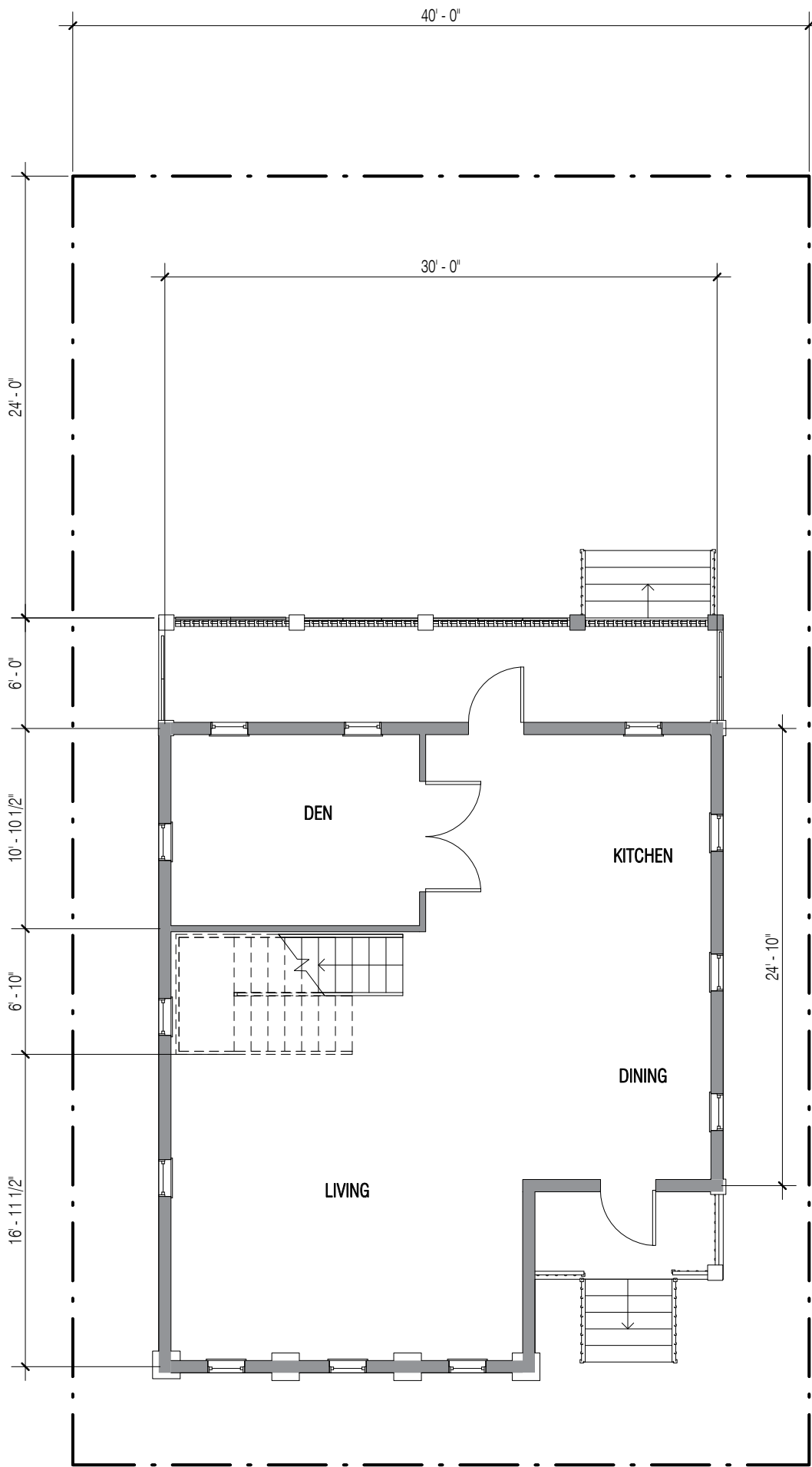
2 M3 - Elevation
A-106 Scale: 1/8" = 1'-0"



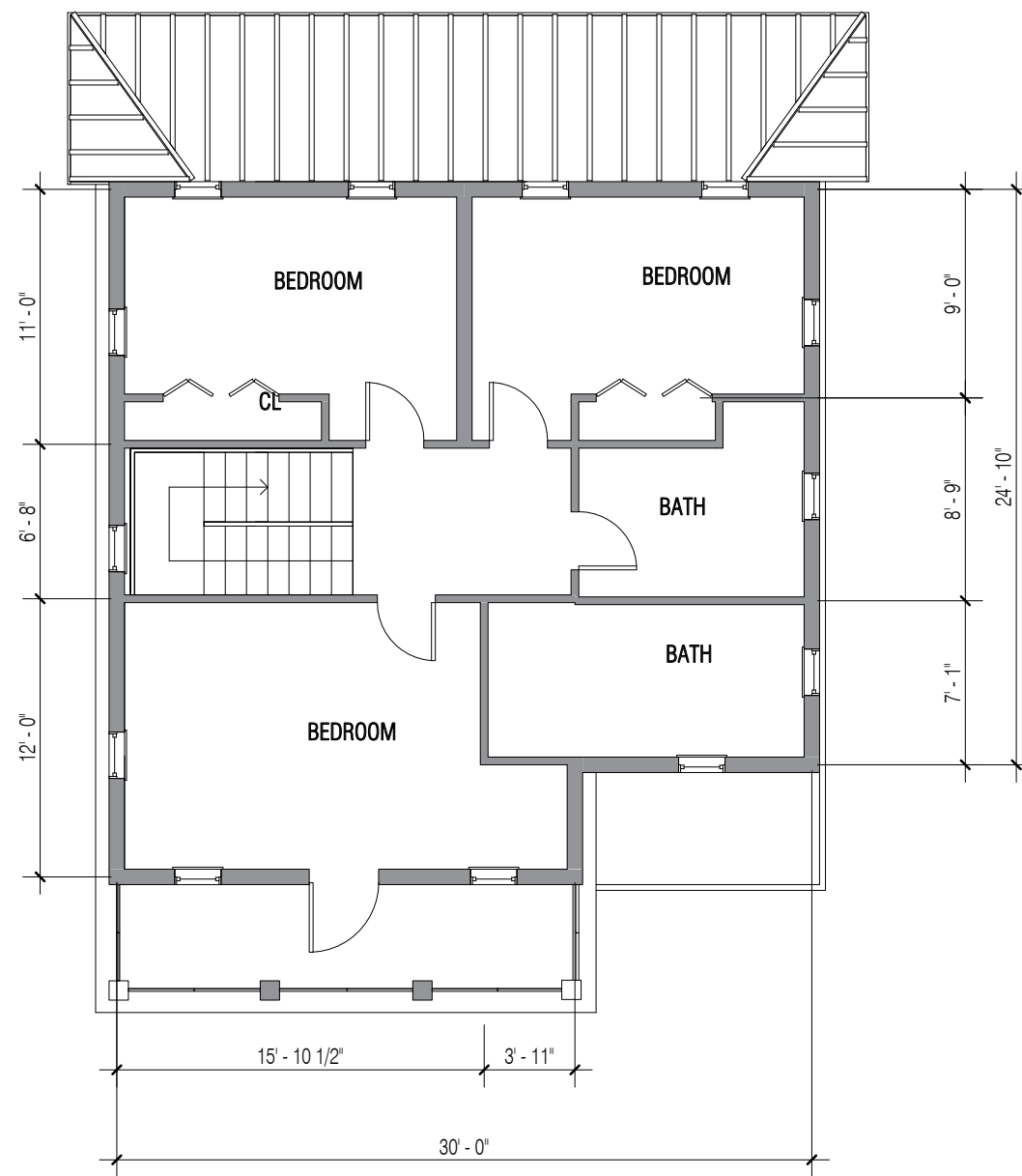
5 M3 - Alternate Elevation
A-106 Scale: 1/8" = 1'-0"



3 M3 - Alternate Elevation 2
A-106 Scale: 1/8" = 1'-0"



1 M3 - Ground Floor Plan
A-106 Scale: 1/8" = 1'-0"



4 M3 - Second Floor Plan
A-106 Scale: 1/8" = 1'-0"

LARGE 1

2 Stories
3 Bedrooms
3 Bathrooms
1,700SF



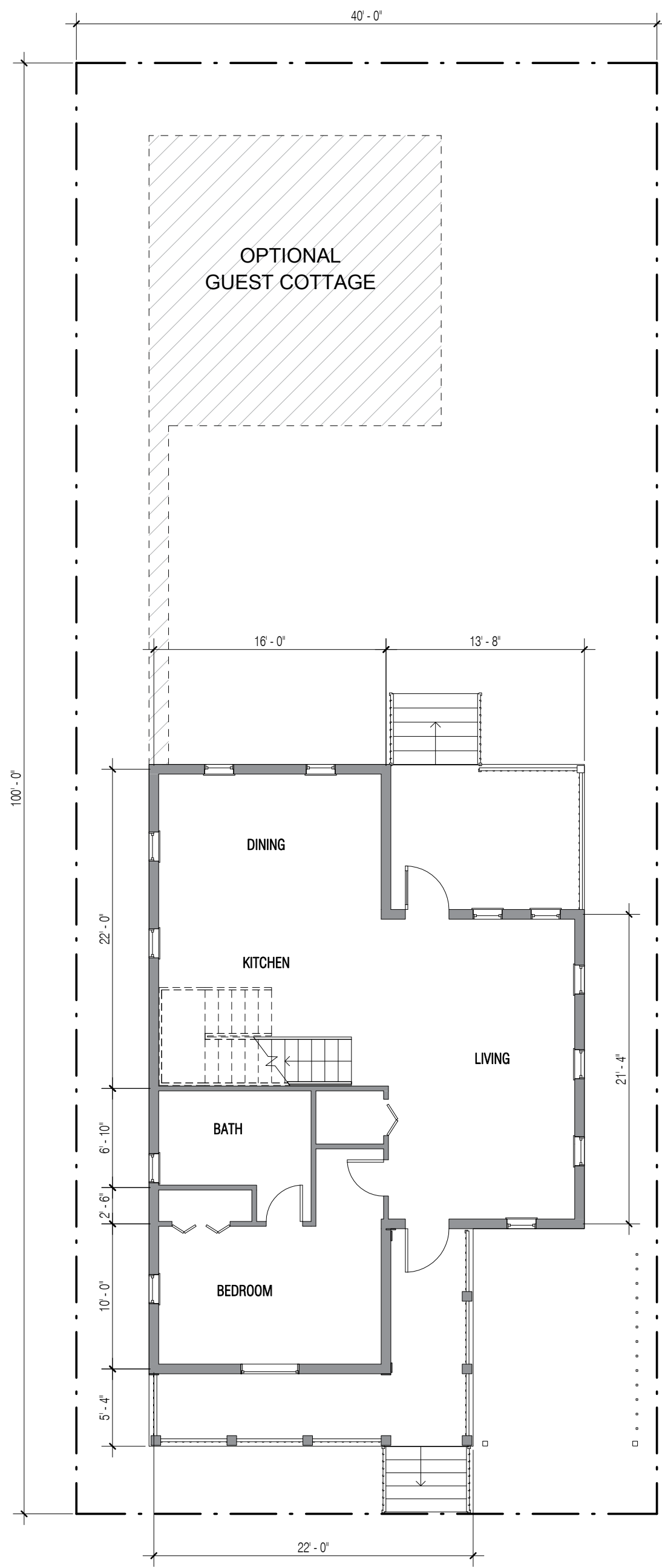
2 L1 - Elevation
A-106 Scale: 1/8" = 1'-0"



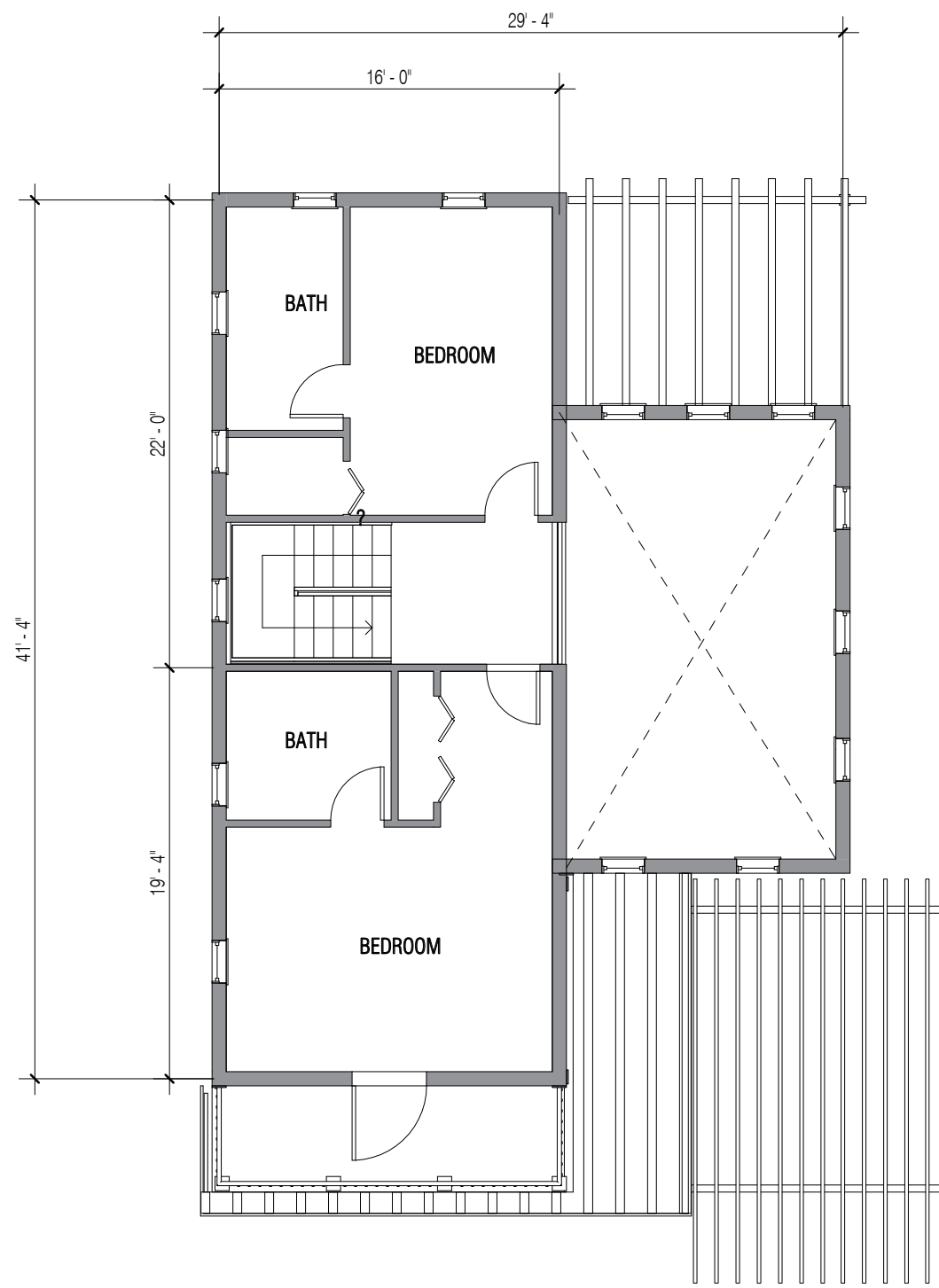
4 L1 - Alternate Elevation
A-106 Scale: 1/8" = 1'-0"



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



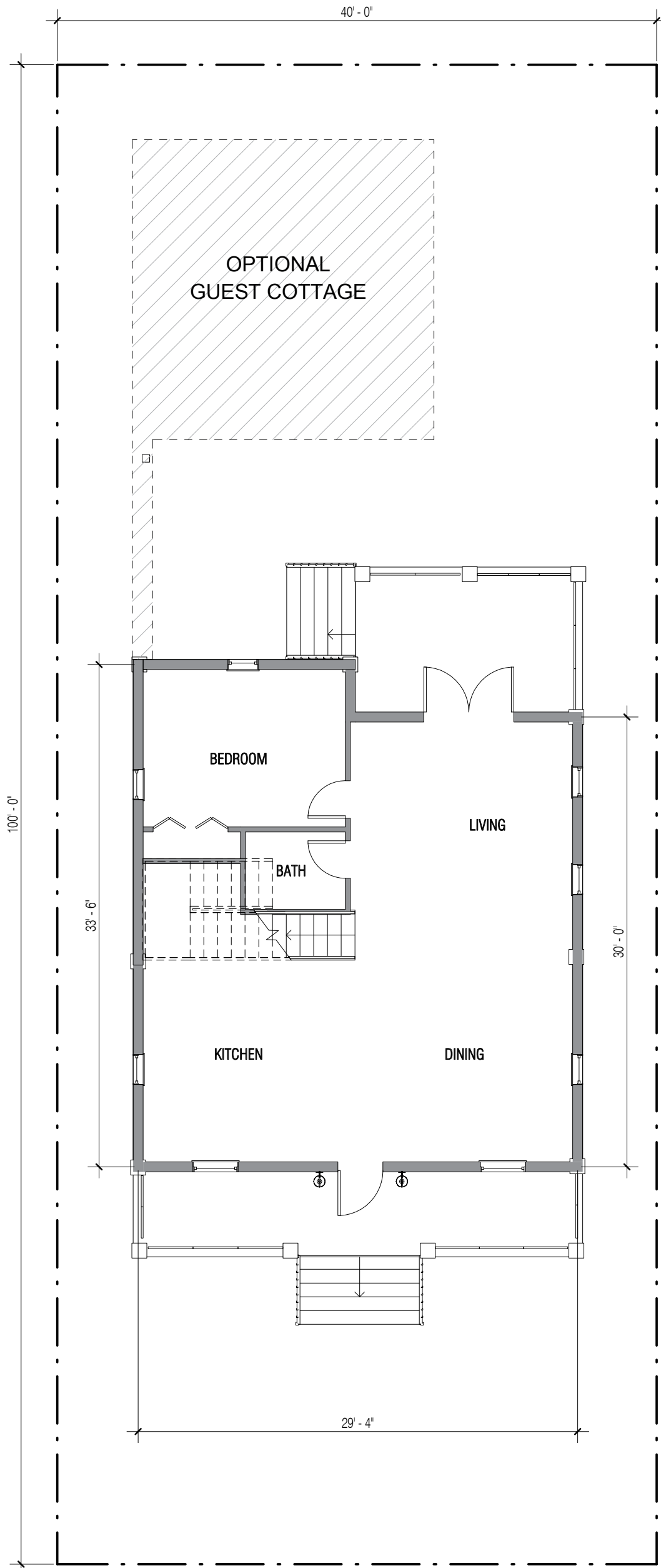
1 **L2 - Elevation**
A-107 Scale: 1/8" = 1'-0"



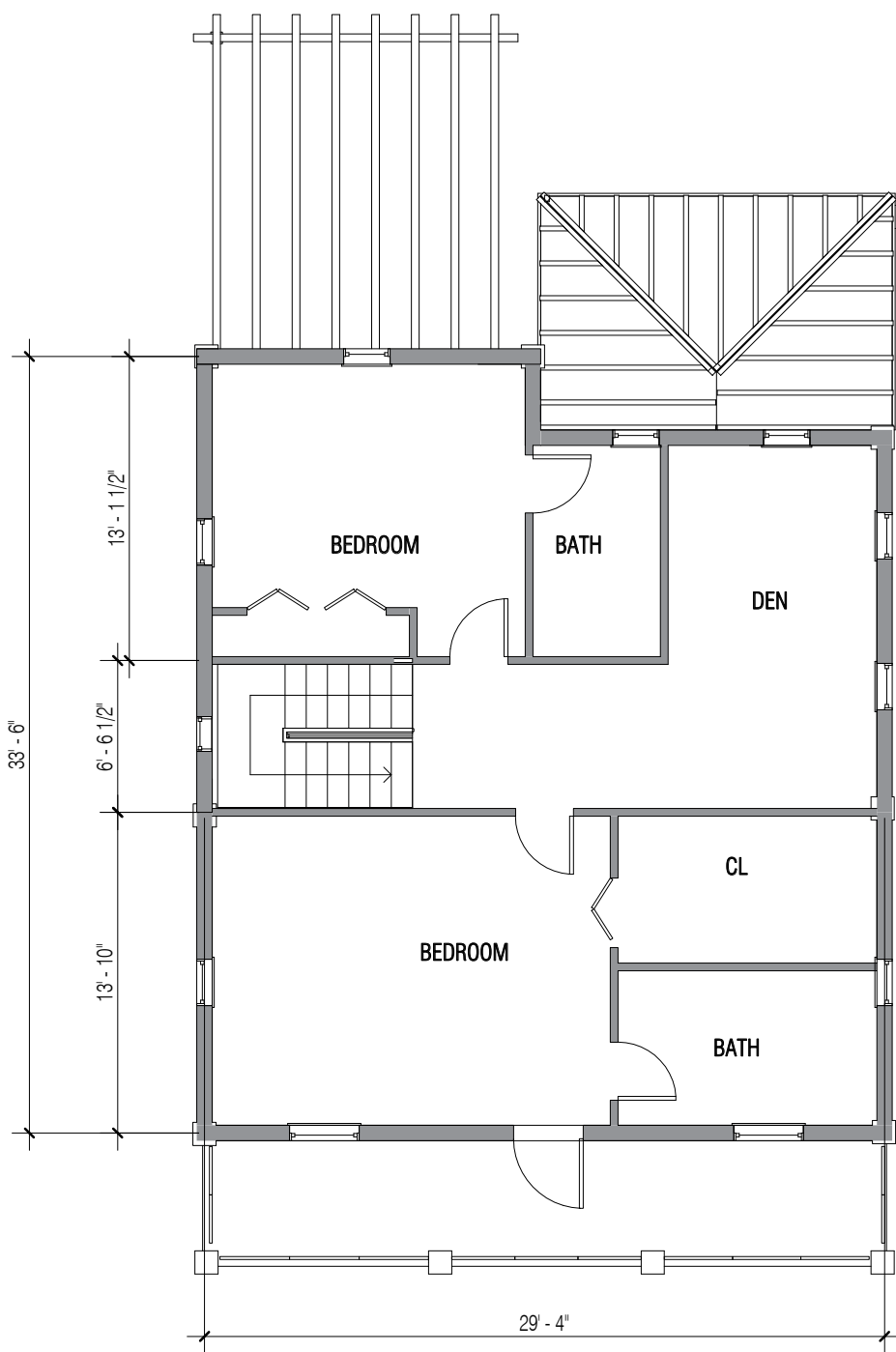
4 **L2 - Alternate Elevation**
A-107 Scale: 1/8" = 1'-0"



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



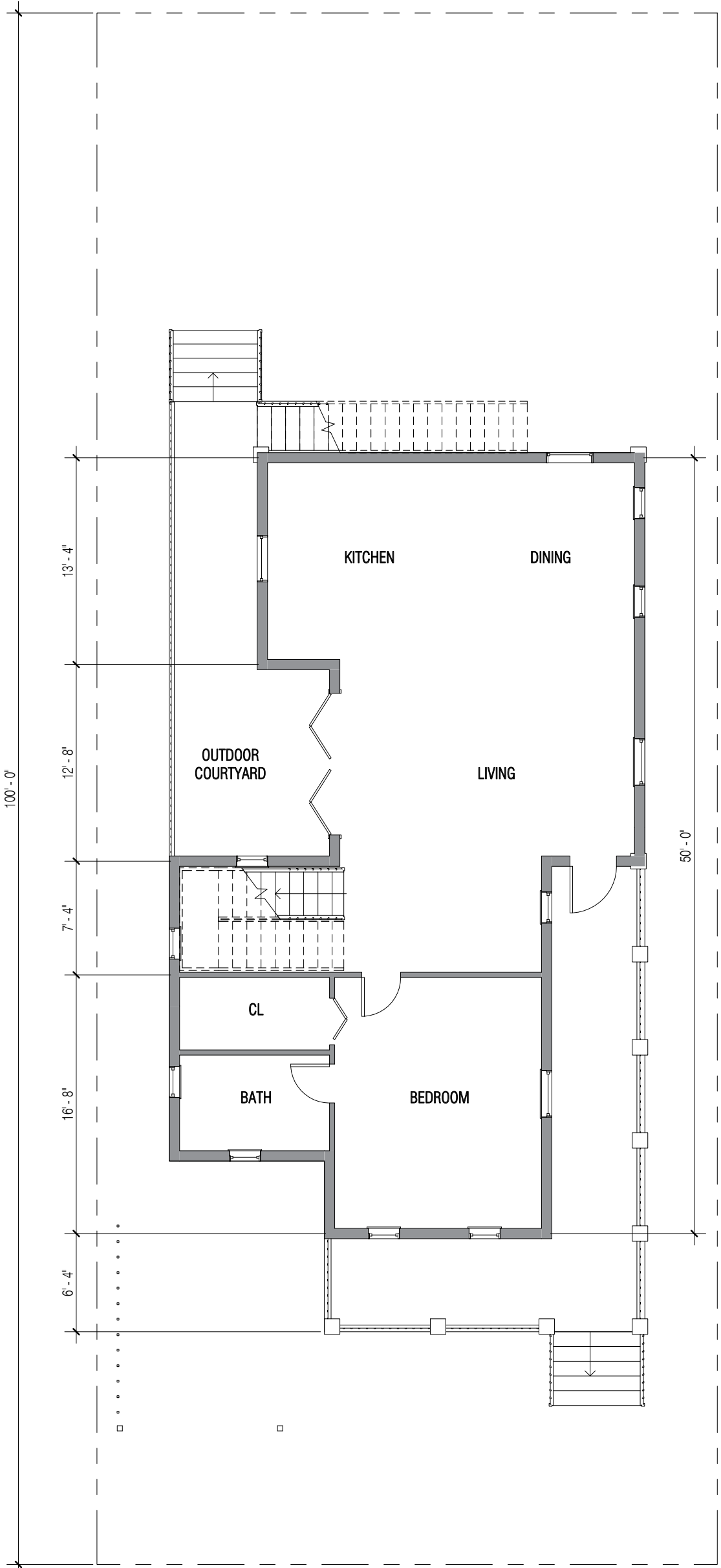
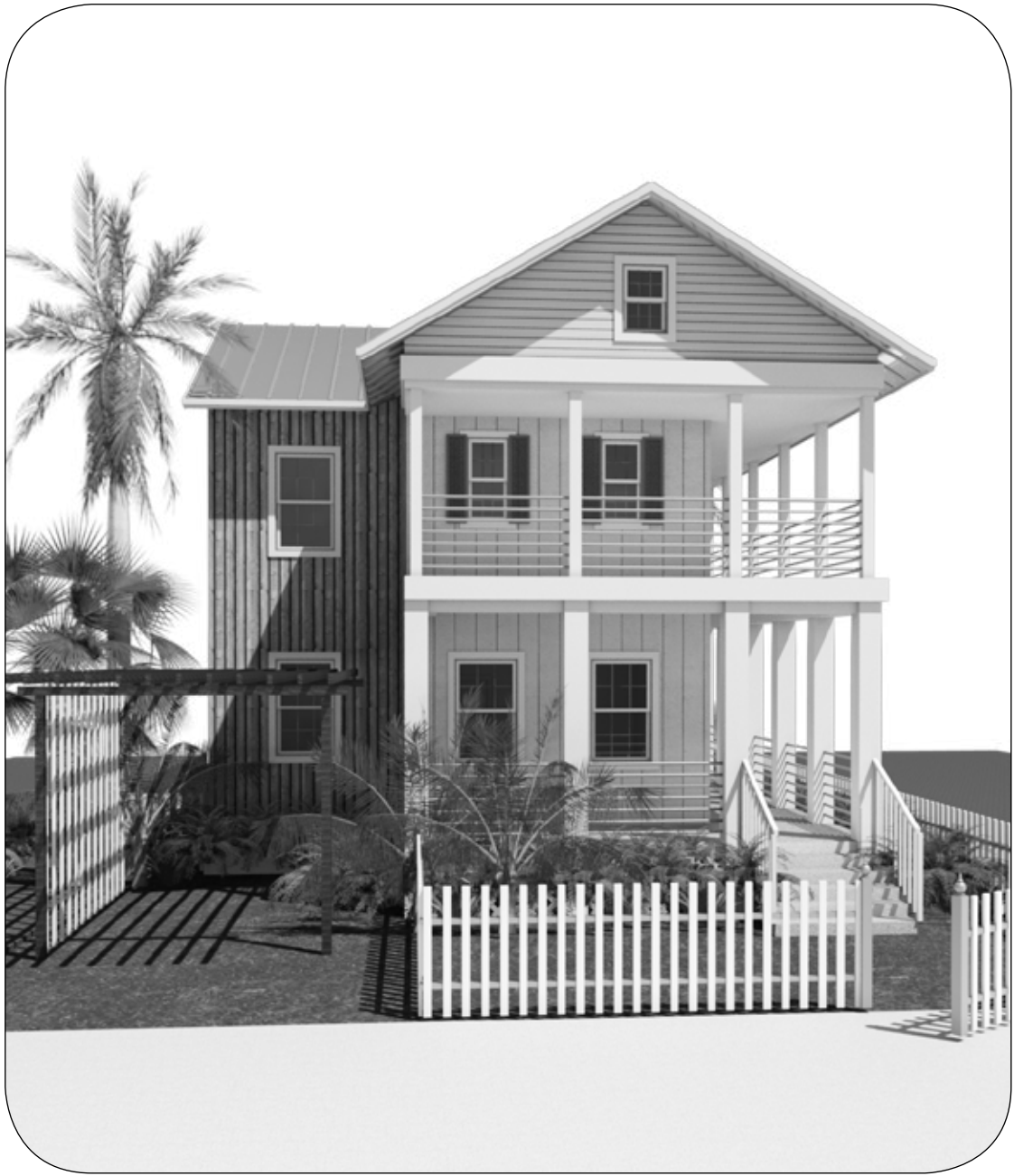
1 L3 - Elevation
A-108 Scale: 1/8" = 1'-0"



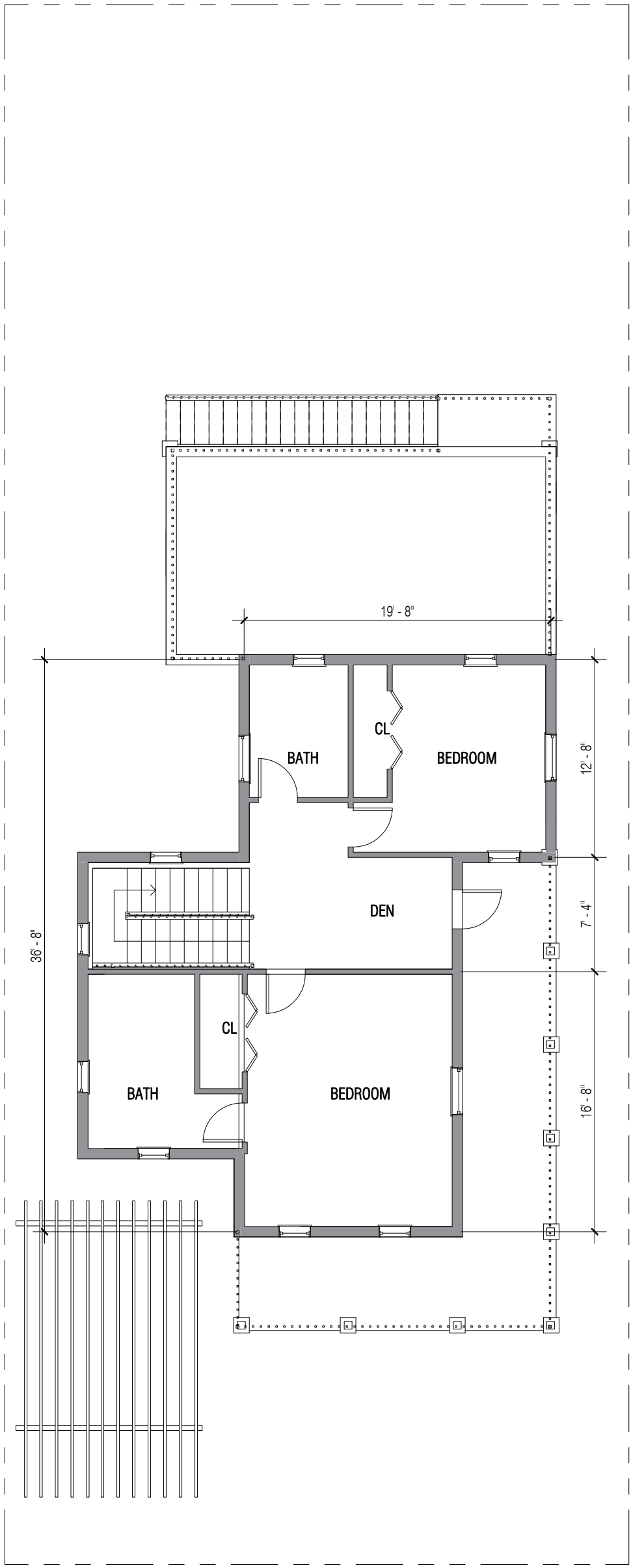
4 L3 - Alternate Elevation
A-108 Scale: 1/8" = 1'-0"



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"

LARGE 4

(NEW VERSION - ONE STORY IN THE FRONT)

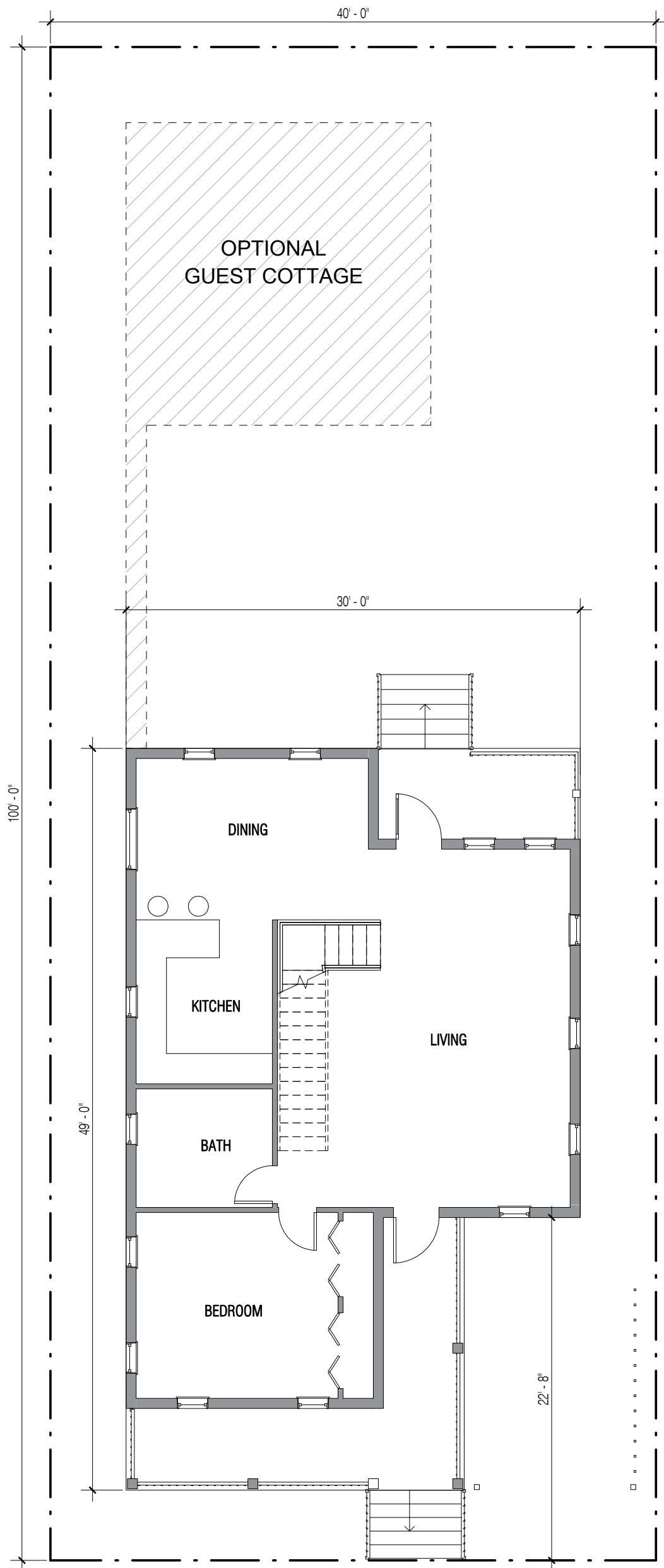
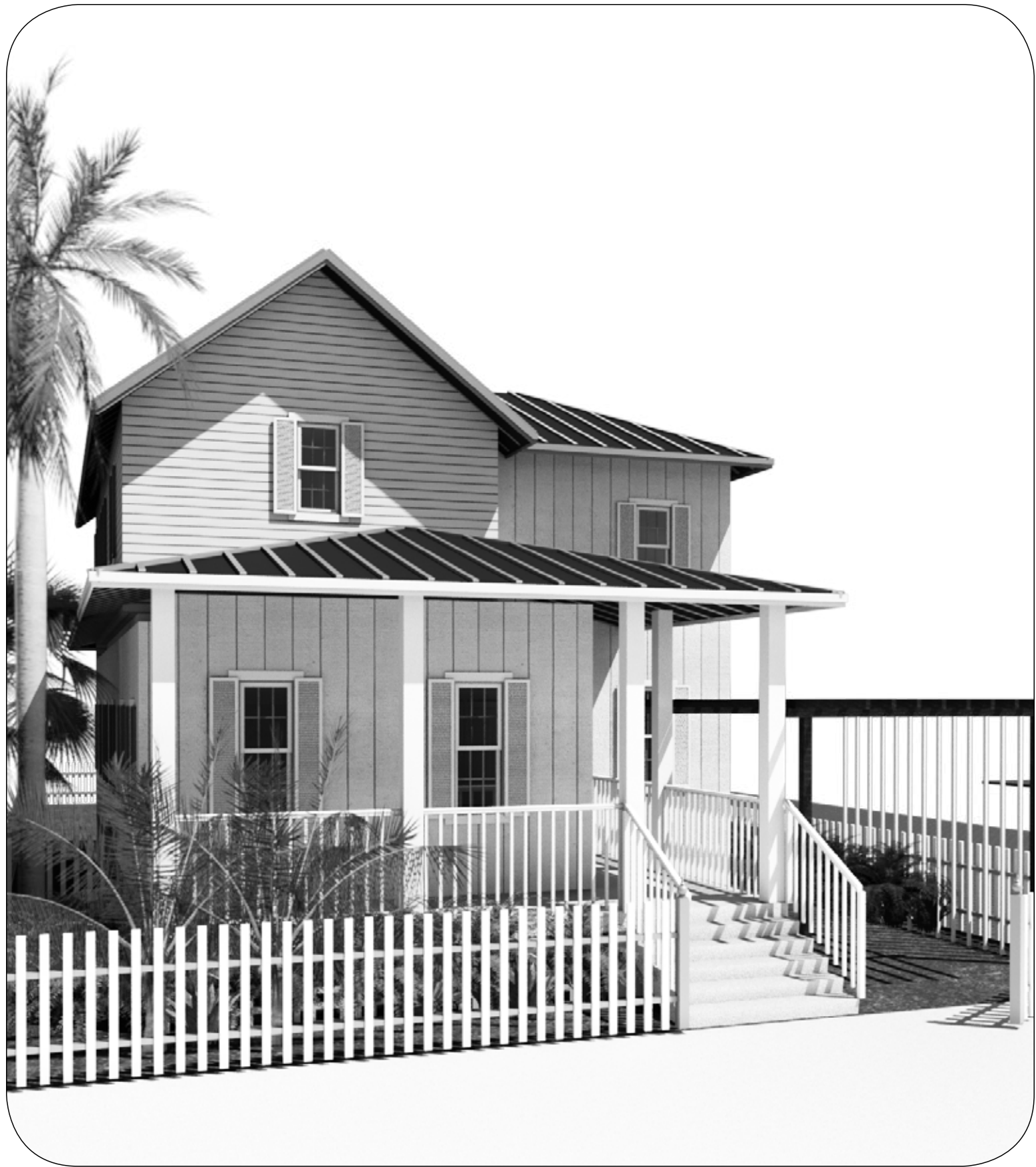
2 Stories
3 Bedrooms + Den
3 Bathrooms
1,730SF



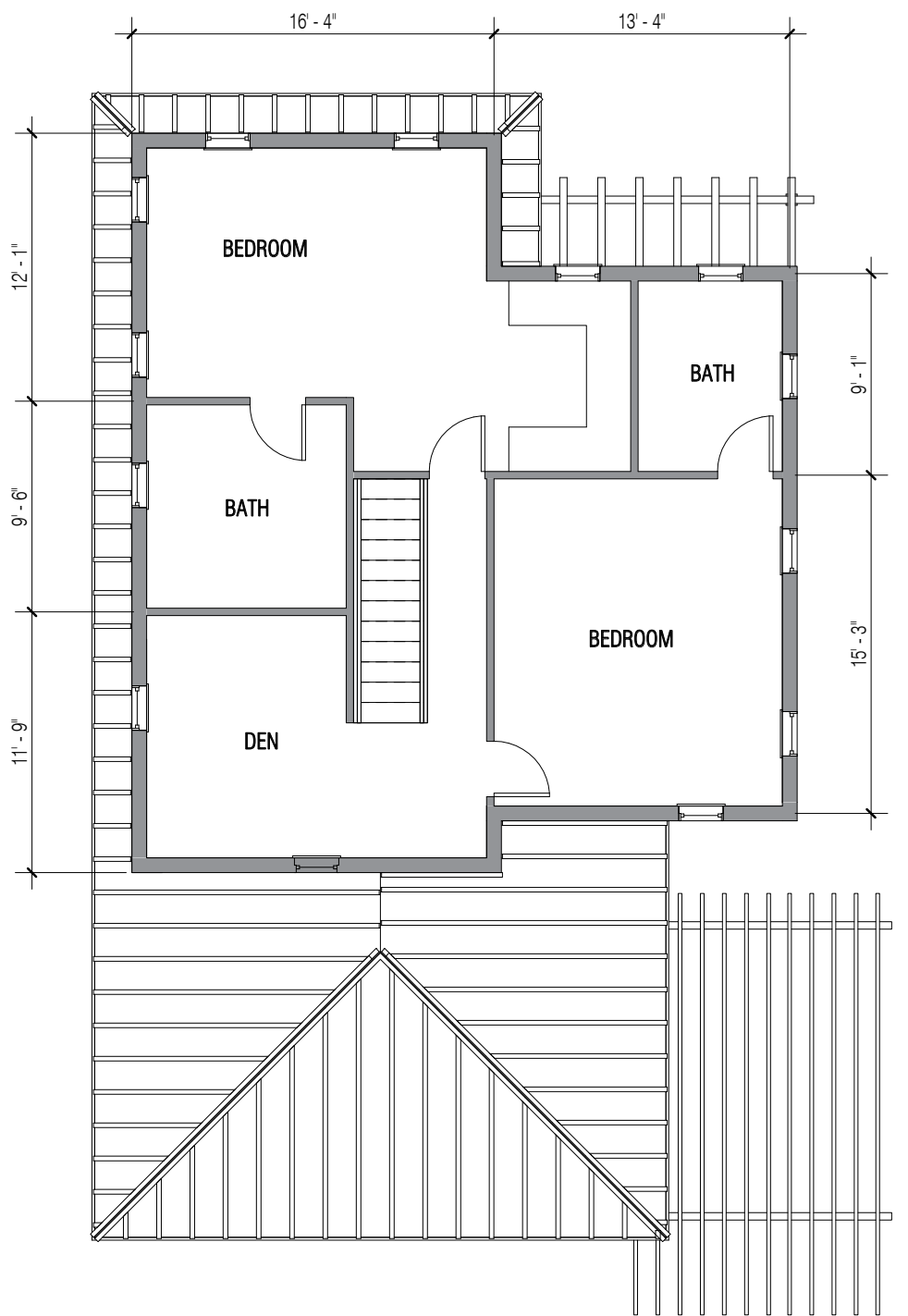
1 **L4 - Elevation**
A-108 Scale: 1/8" = 1'-0"



4 **L4 - Alternate Elevation**
A-108 Scale: 1/8" = 1'-0"



2 **L4 - Ground Floor Plan**
A-108 Scale: 1/8" = 1'-0"



3 **L4 - Second Floor Plan**
A-108 Scale: 1/8" = 1'-0"

TRIPLEX - 1

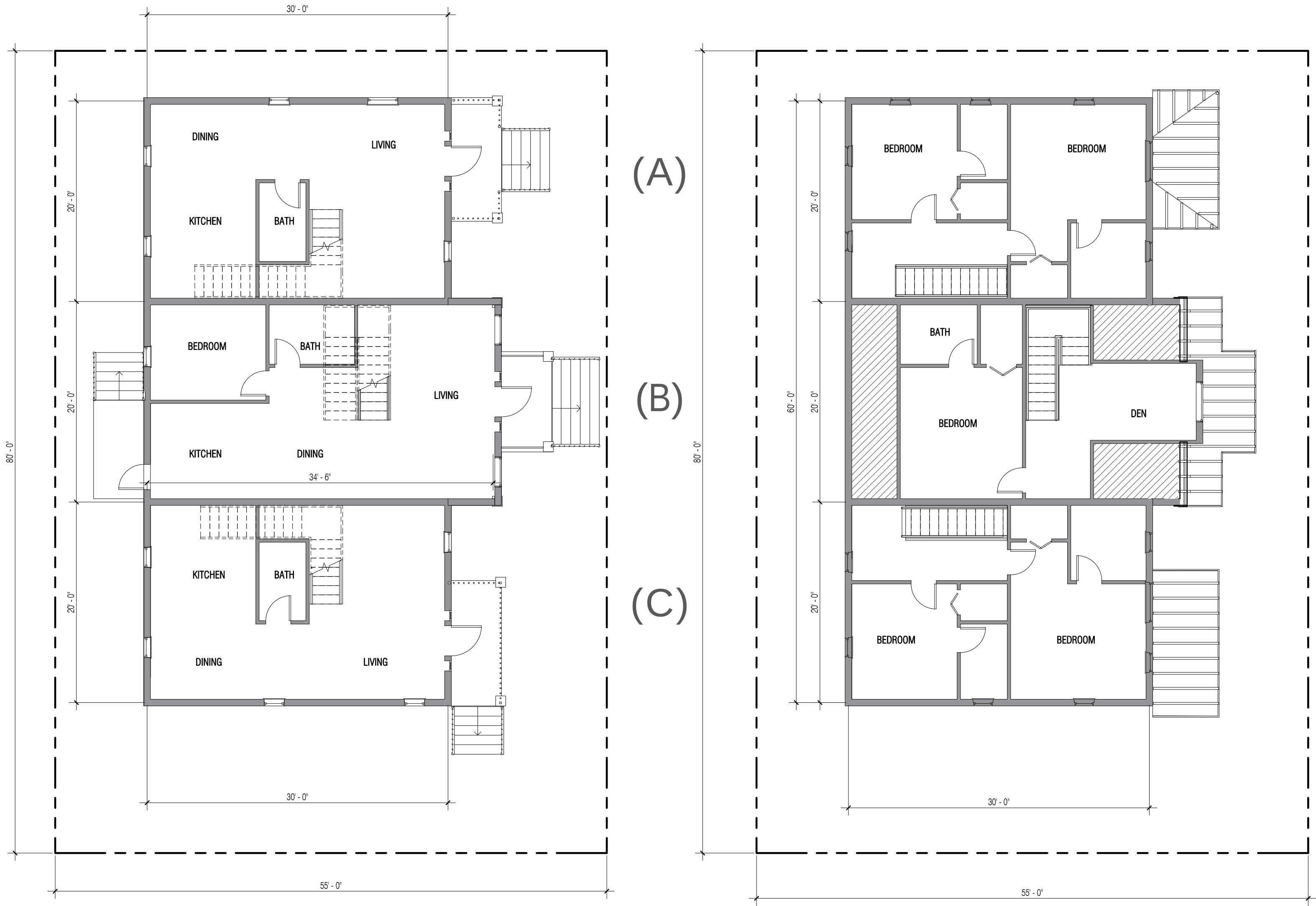


3 **T1 - Elevation**
A-109 Scale: 1/8" = 1'-0"

(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"

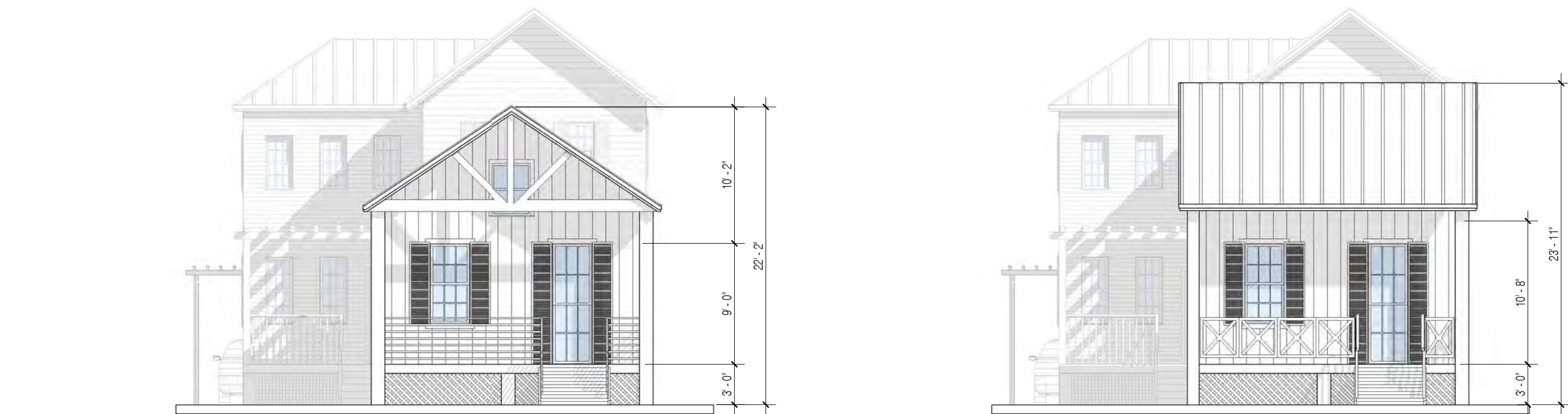
2 **T1 - Second Floor Plan**
A-109 Scale: 1/8" = 1'-0"



GUEST COTTAGE

OPTIONAL FOR LARGE LOTS

1.5 Stories
500SF



5

C- Front Elevation

A-110

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

3

C- Front Alternative Elevation

A-110

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

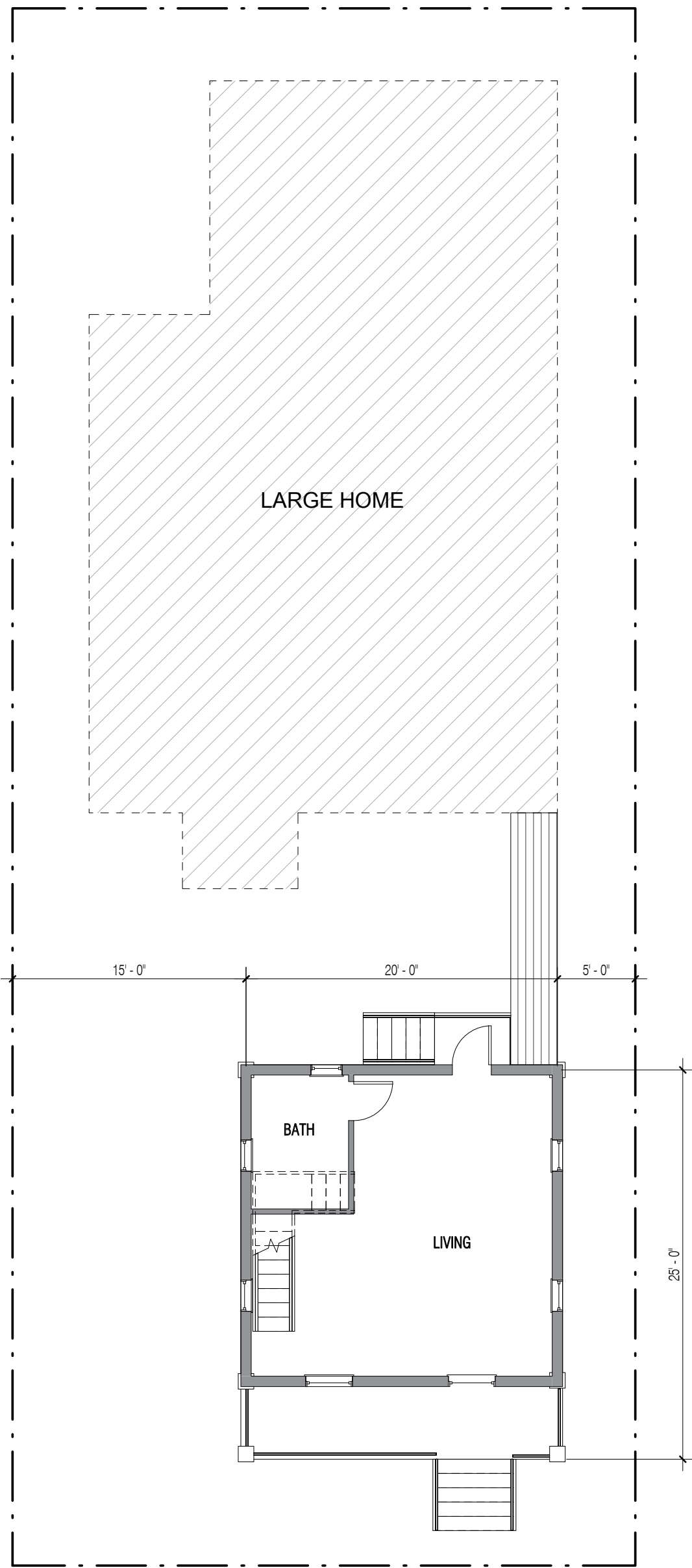


4

C- Side Elevation

A-110

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

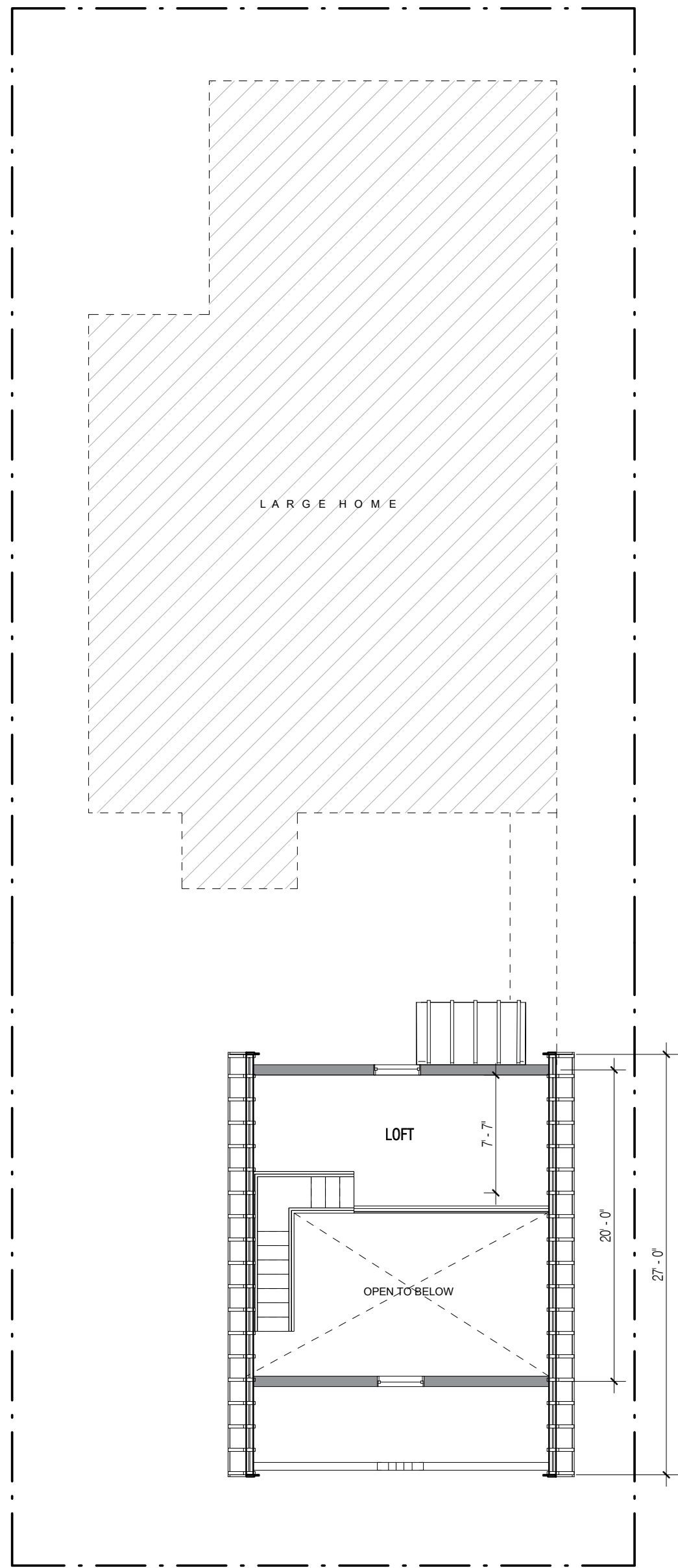


1

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



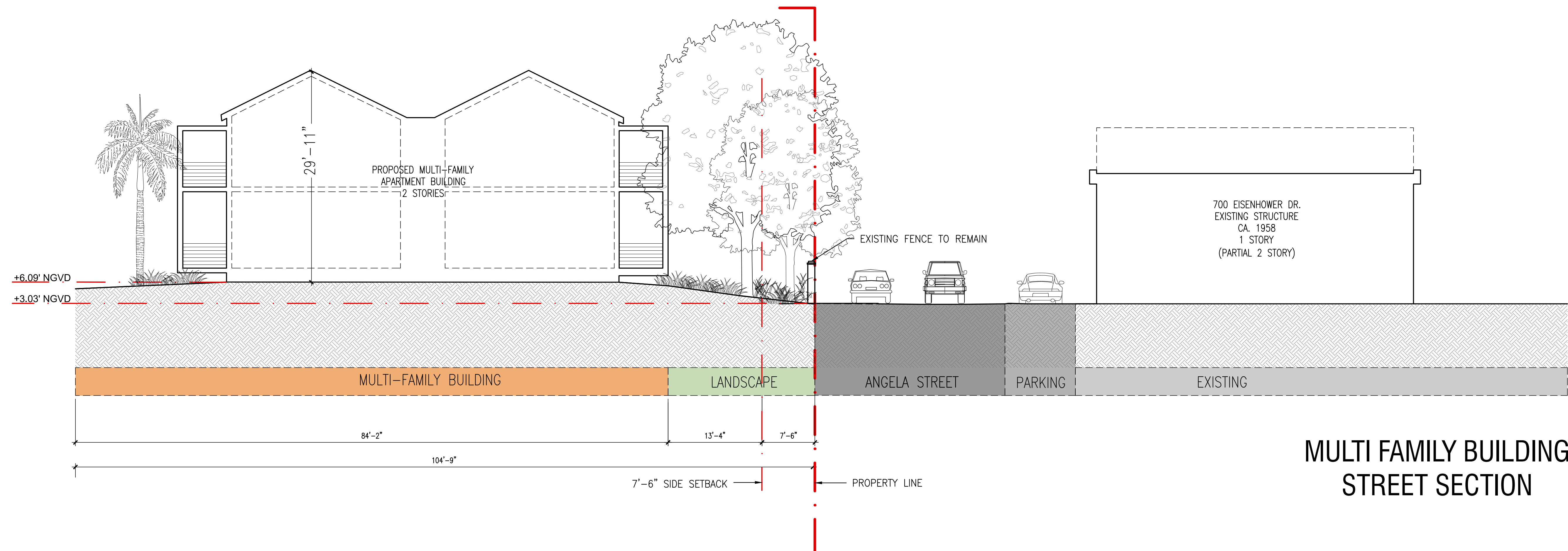
Water Tower



Barracks

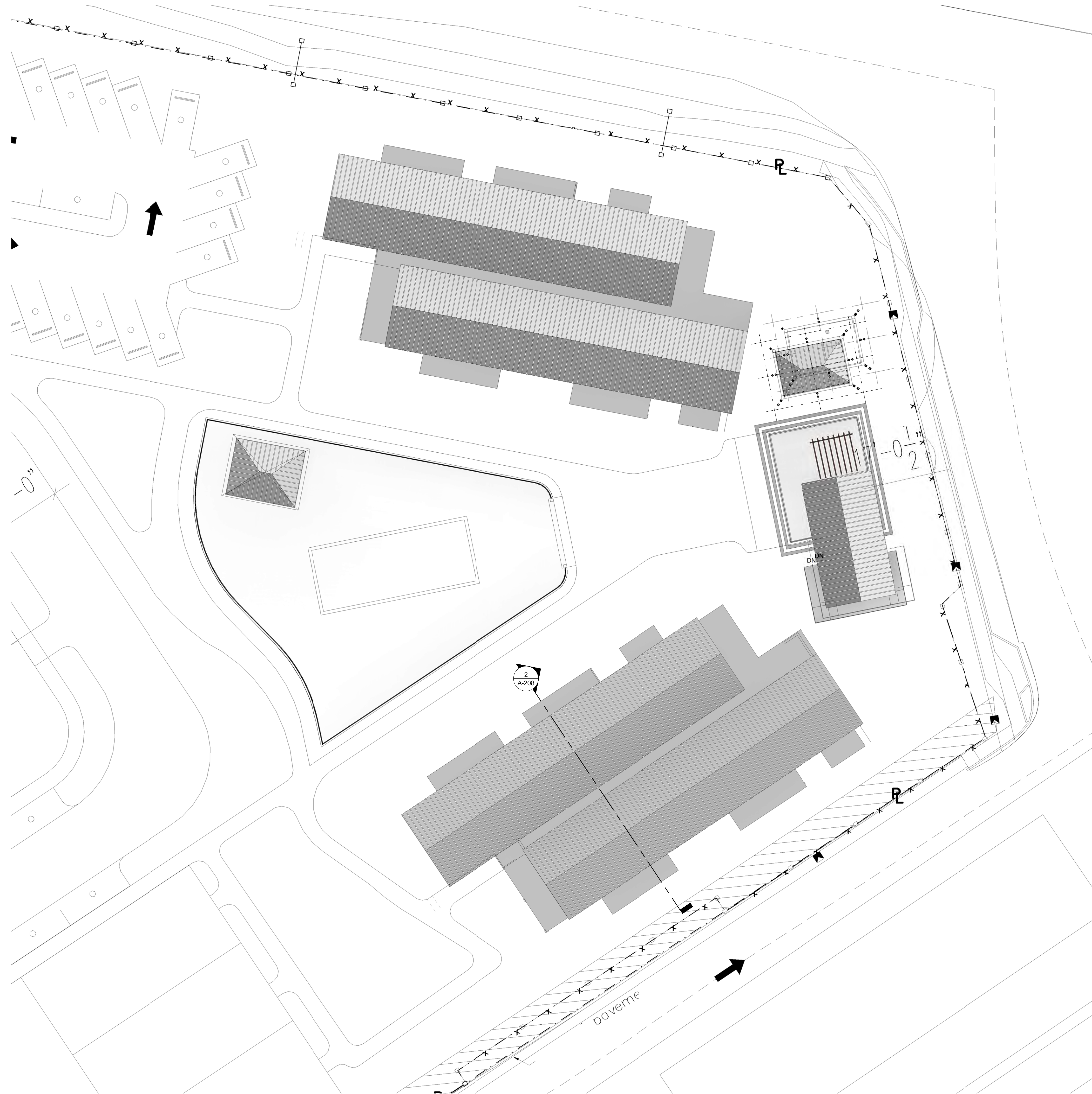


WATER TOWER - MULTI FAMILY BUILDING
URBAN CONTEXT



MULTI FAMILY BUILDING
STREET SECTION



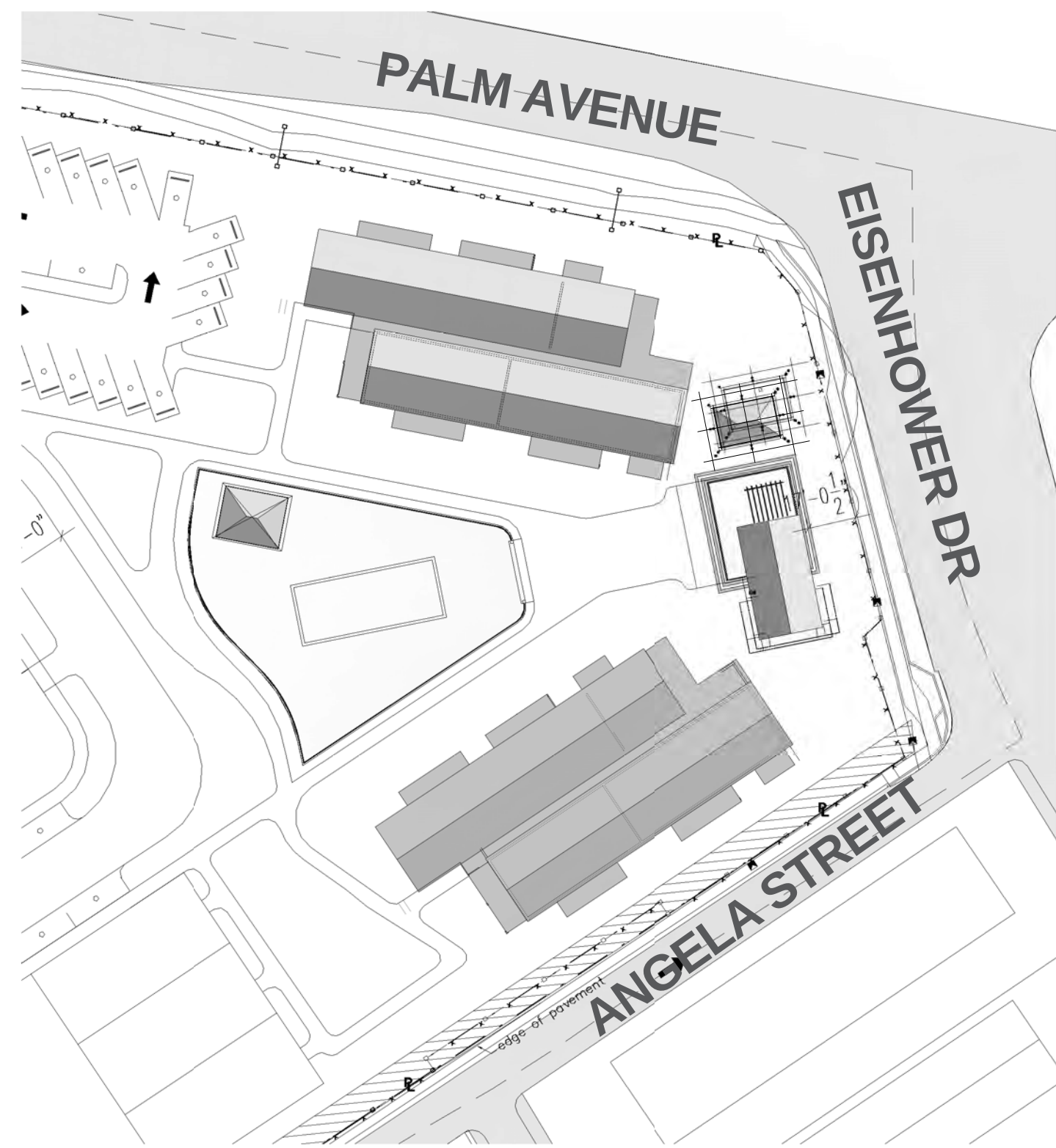




2 **Elevation 1 - Angela St**
 A-202 Scale: 1/8" = 1'-0"



1 **Elevation 1 - Eisenhower Dr**
 A-202 Scale: 1/8" = 1'-0"



3 **Elevation 1 - Palm Ave**
 A-202 Scale: 1/8" = 1'-0"

