

# PEARY COURT

Key West, Florida

Historic Architectural Review Commission

November 6th, 2014

ZYSCOVICH  
ARCHITECTS

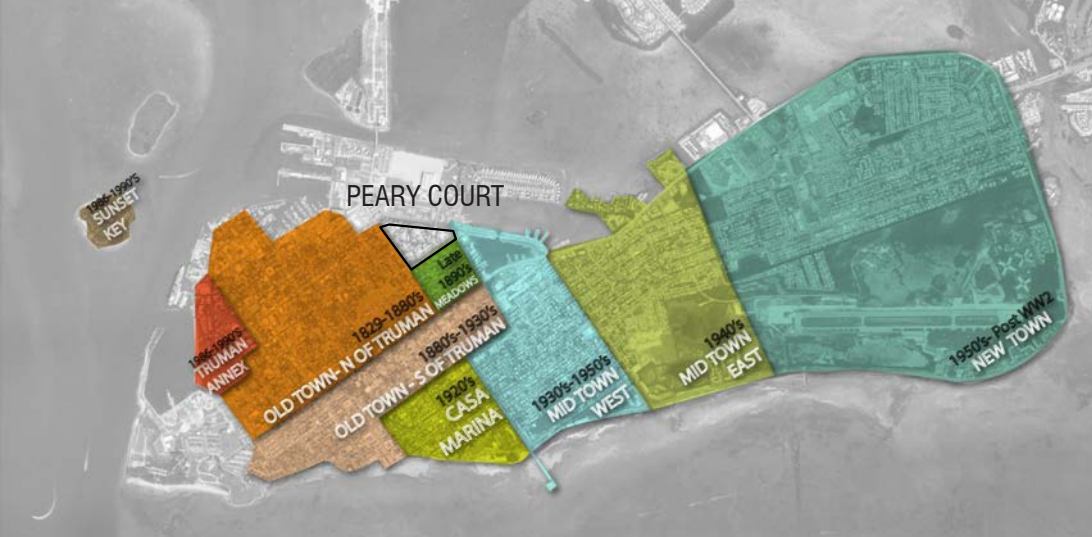




# EXISTING SITE

24.18 ACRES

HISTORIC SPECIAL MEDIUM DENSITY  
RESIDENTIAL DISTRICT





# SITE PLAN IMPROVEMENTS

## COMMUNITY ASSETS

**VEHICULAR ACCESS**

**POCKET PARKS**

**DOG PARK**

**WELLNESS + HEALTH**

**PERMEABILITY + WALKABILITY**

**SUSTAINABILITY**

**HARMONY WITH CONTEXT**





# SITE PLAN IMPROVEMENTS

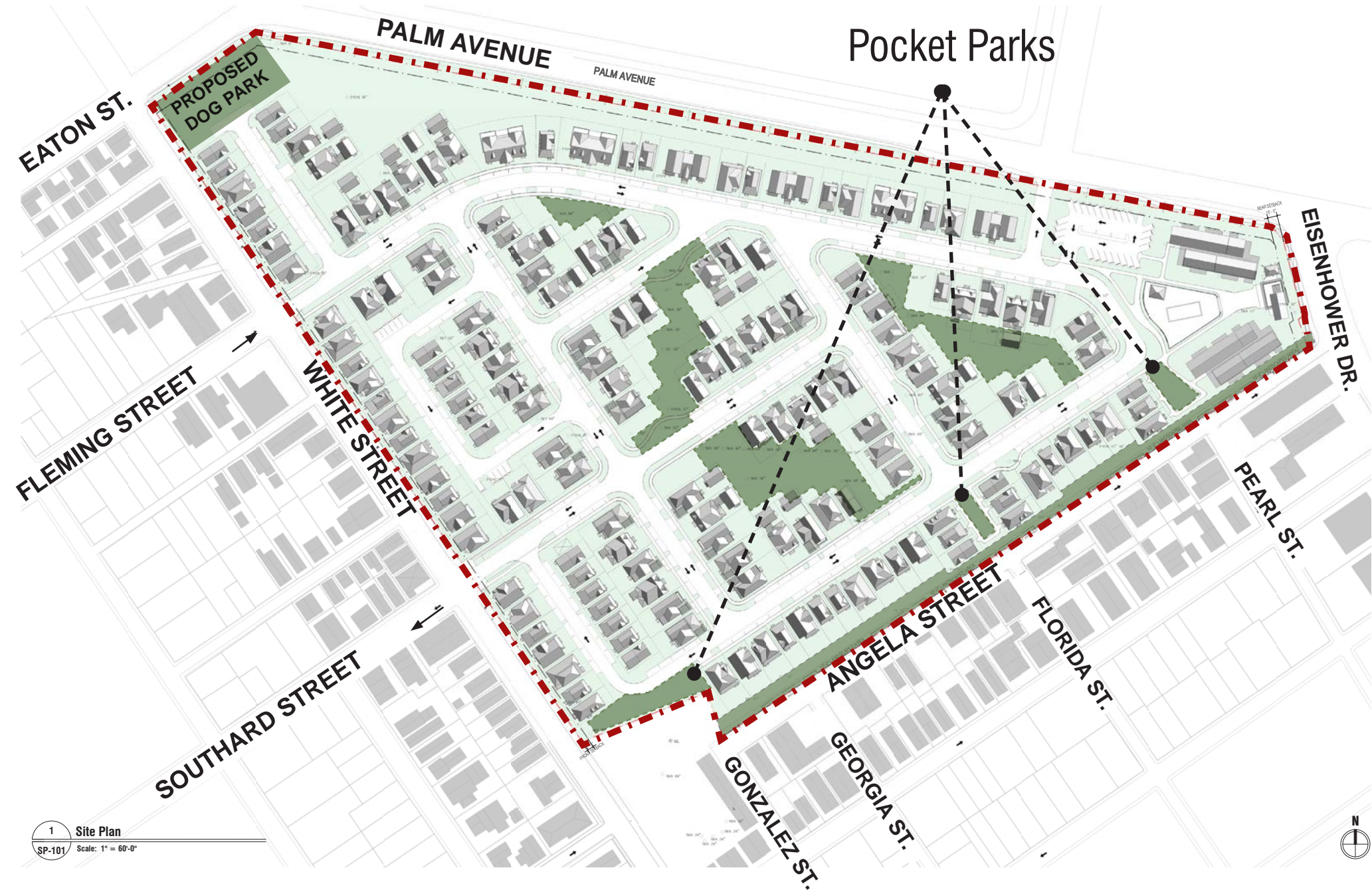
## CONNECTION TO EXISTING CITY GRID





# SITE PLAN IMPROVEMENTS

## COMMUNITY ASSETS





# SITE PLAN IMPROVEMENTS

## COMMUNITY ASSETS

### Pocket Parks





# SITE PLAN IMPROVEMENTS

## COMMUNITY ASSETS

### Dog Park







# SITE PLAN IMPROVEMENTS

## COMMUNITY ASSETS

Wellness + Health





# SITE PLAN IMPROVEMENTS

## COMMUNITY ASSETS

Permeability + Walkability



**EXISTING MAHOGANY TREES**



# SITE PLAN IMPROVEMENTS

## COMMUNITY ASSETS

Sustainability



• Solar Panels



Water Retention



Water  
Collection

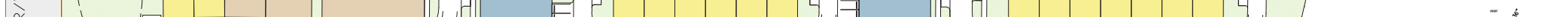


## 16 DESIGN ALTERNATIVE/50

## 16 MEDIUM PARCELS



## 10 COTTAGE PARCELS

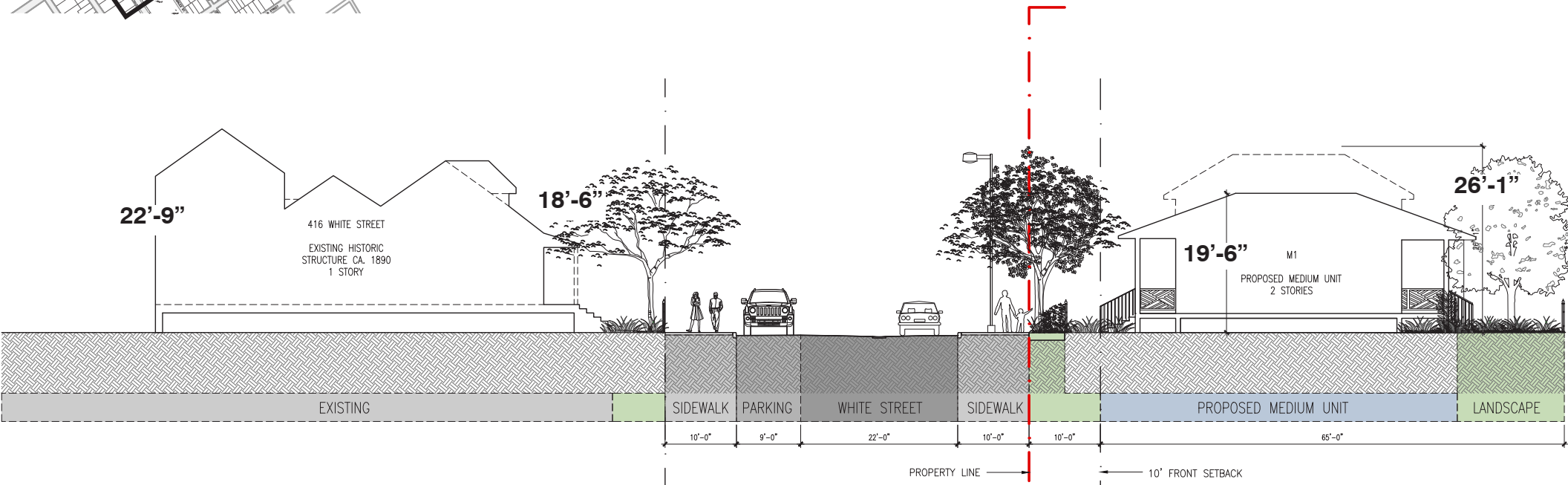






# WHITE STREET IMPROVEMENTS

## CONTEXT RELATIONSHIP STREET SECTION

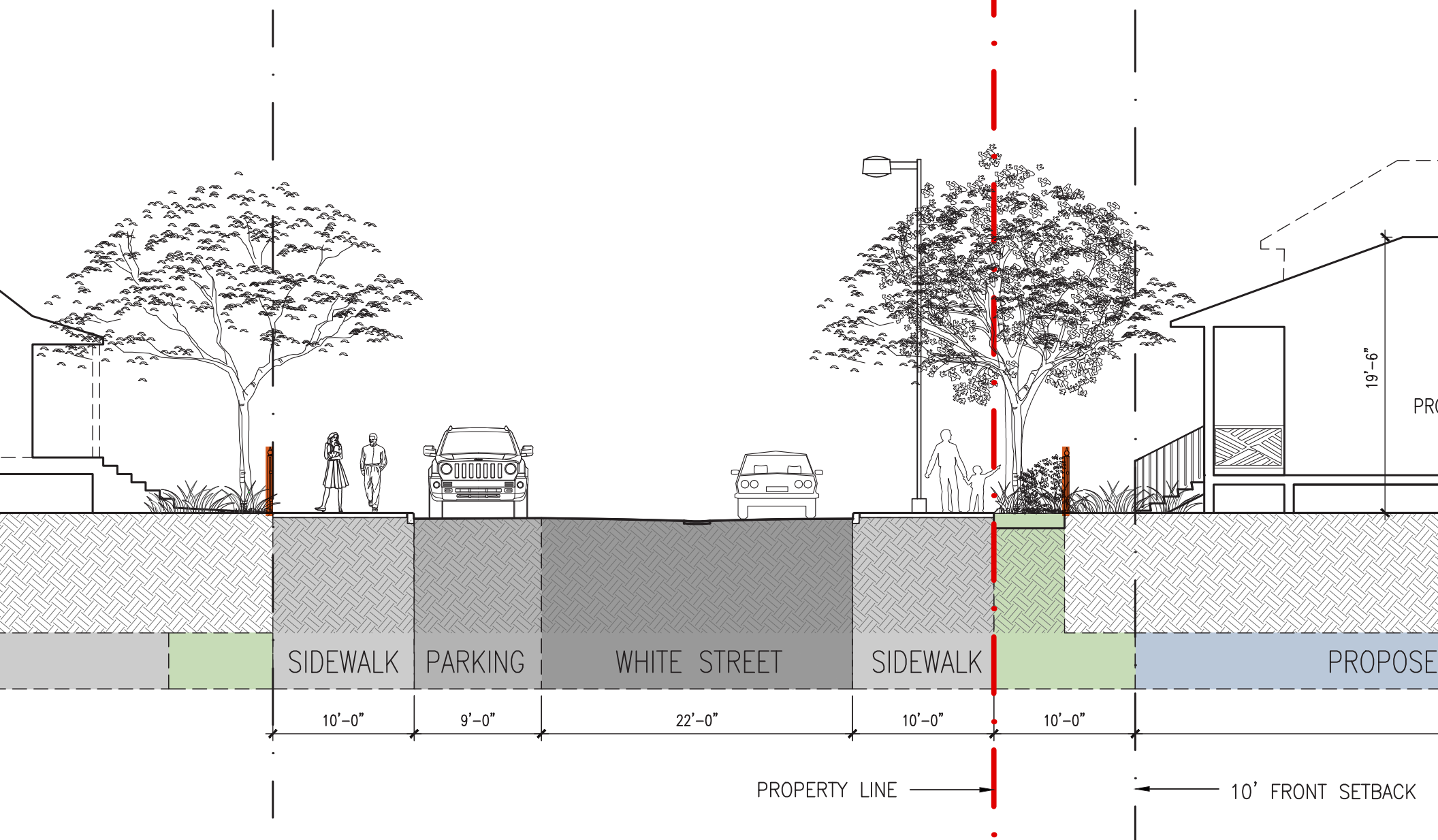




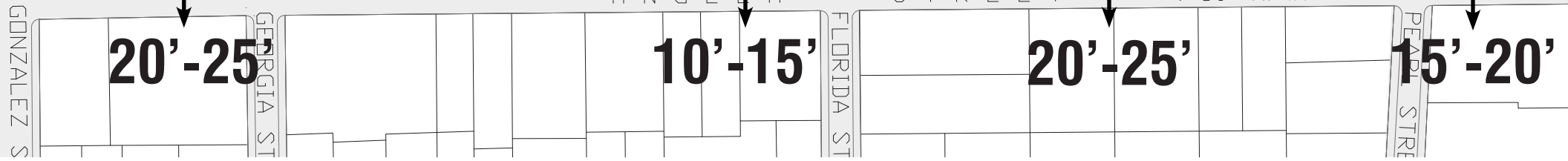


# WHITE STREET IMPROVEMENTS

## CONTEXT RELATIONSHIP STREET SECTION

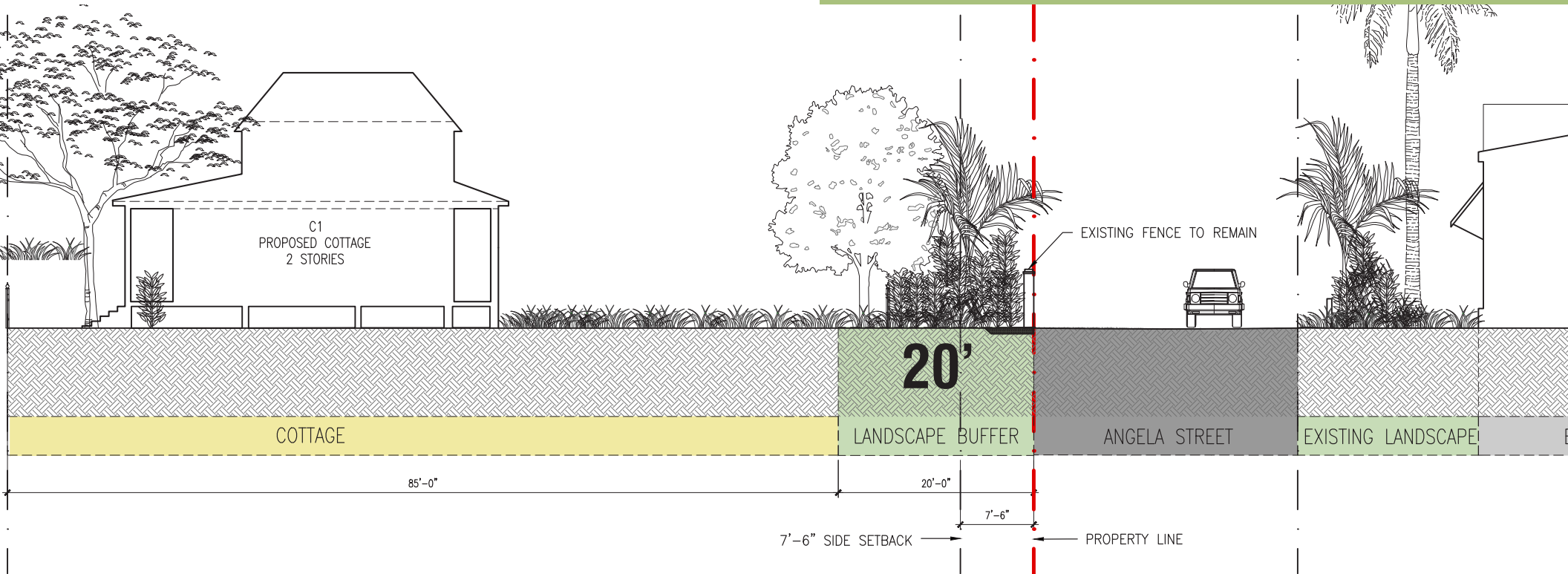






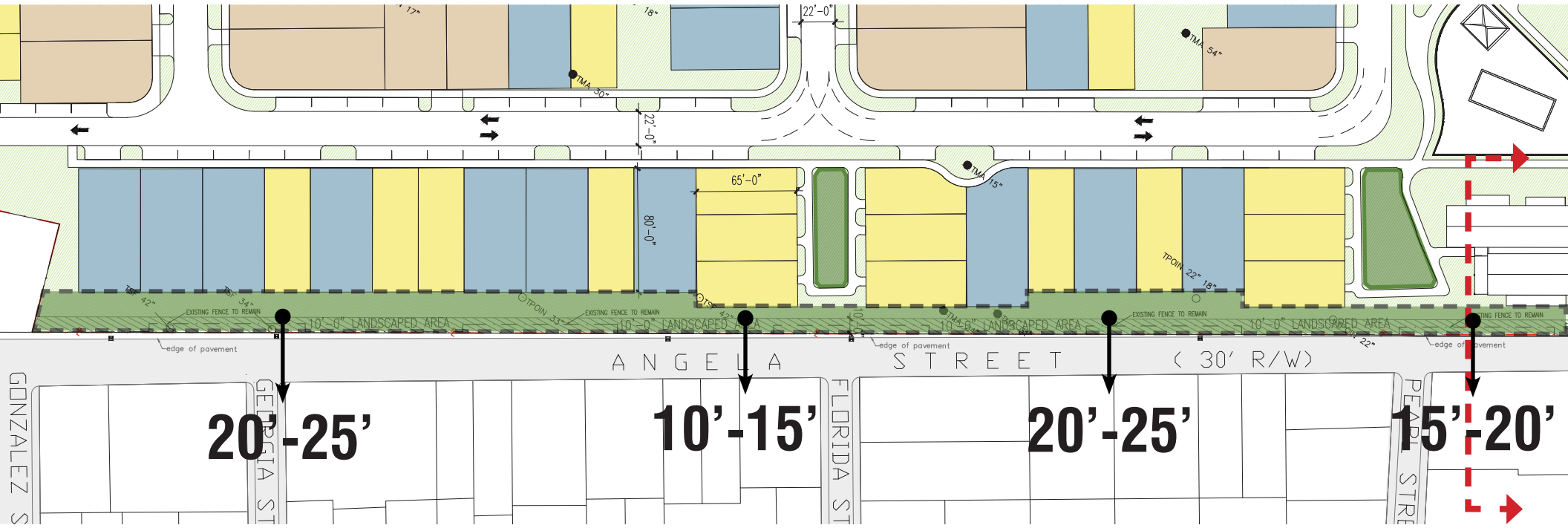
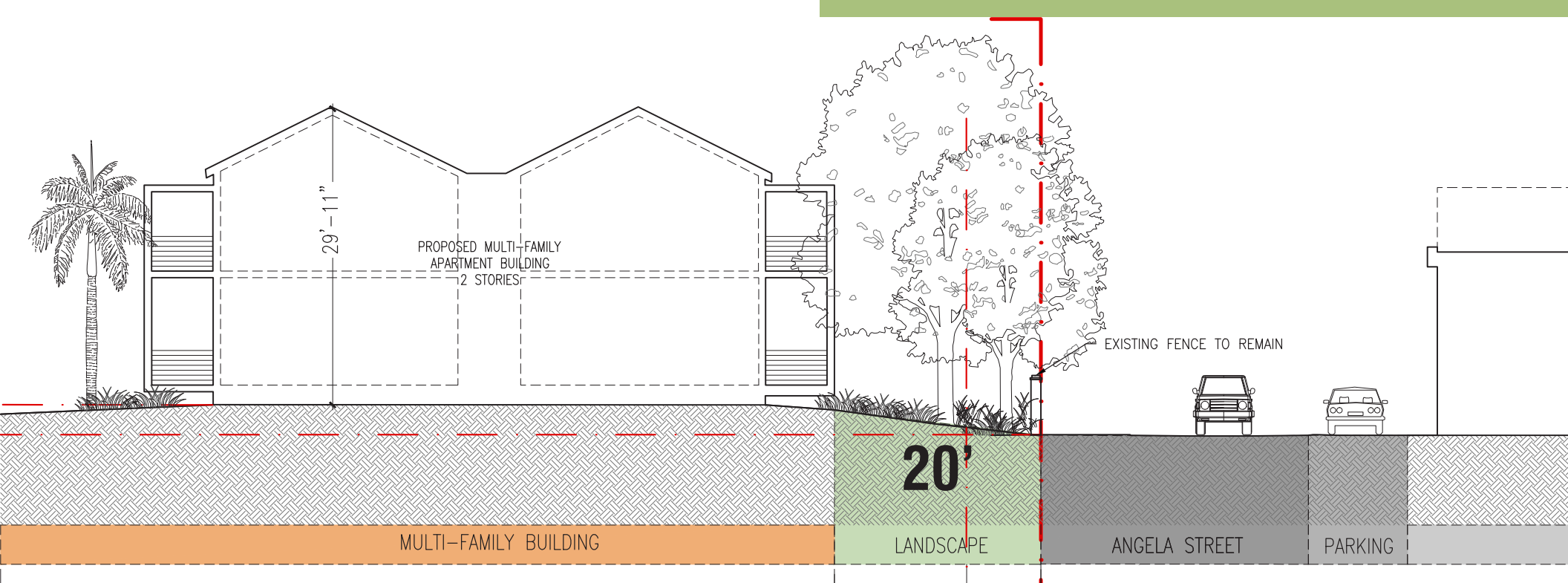


# ANGELA STREET





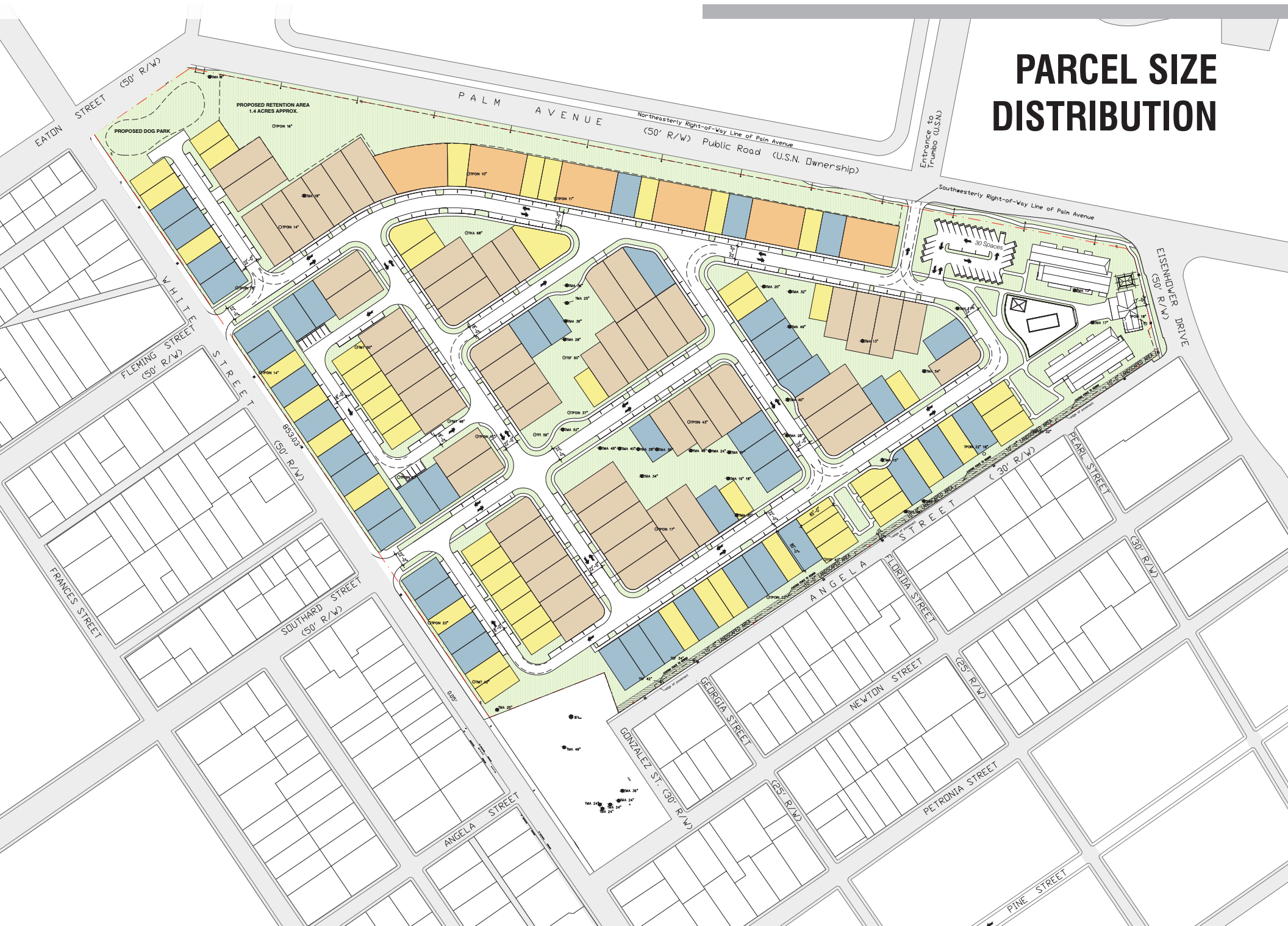
# ANGELA STREET





# PROPOSED SITE PLAN

## PARCEL SIZE DISTRIBUTION



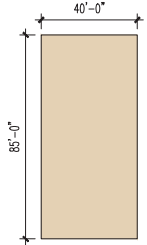


# PARCEL DISTRIBUTION

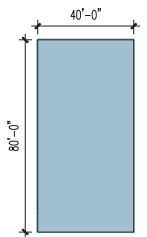
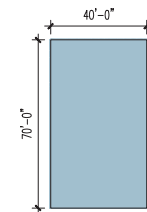
**166 PARCELS**  
**29 DESIGN ALTERNATIVES**



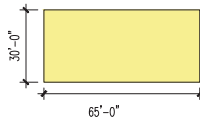
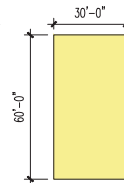
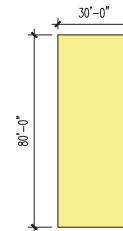
**LARGE**  
**58**



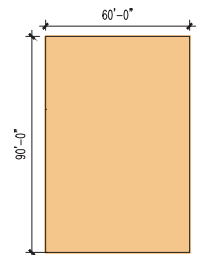
**MEDIUM**  
**47**



**COTTAGE**  
**55**

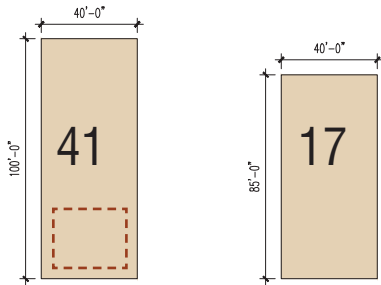


**TRIPLEX**  
**6**





## PARCEL SIZES



TOTAL = 58

**3 FLOOR PLAN TYPES**  
**12 DESIGN ALTERNATIVES**



## LARGE PARCELS

L1



1,700 SF



L2



2,000 SF



L3



2,200 SF



L4



1,730 SF

ONE STORY AT FRONT



**GUEST COTTAGE**

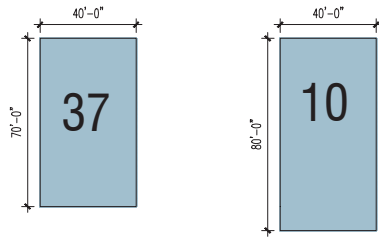
600 SF



OPTIONAL



## PARCEL SIZE



## 3 FLOOR PLAN TYPES 9 DESIGN ALTERNATIVES



# MEDIUM PARCELS

M1



1,100 SF

ONE STORY



M2



1,600 SF



M3

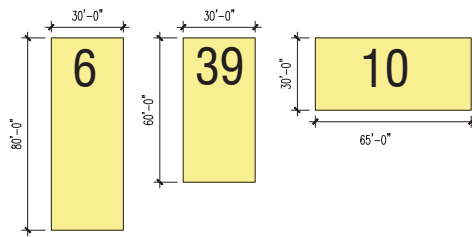


1,800 SF





## PARCEL ORIENTATION

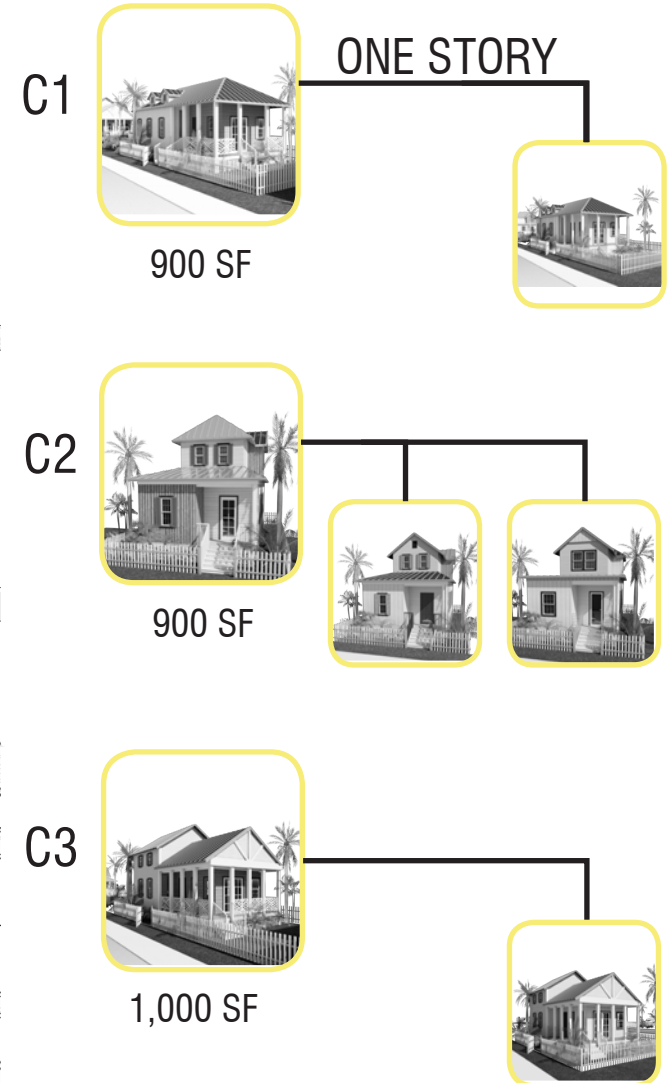


TOTAL = 55

**3 FLOOR PLAN TYPES**  
**7 DESIGN ALTERNATIVES**

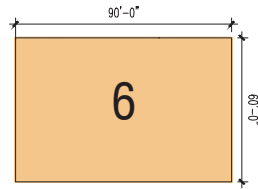


# COTTAGE PARCELS





## PARCEL SIZE



## 1 FLOOR PLAN TYPE 3 DESIGN ALTERNATIVES

T1



1,200 SF  
EACH UNIT





## OVERALL UNIT TYPES

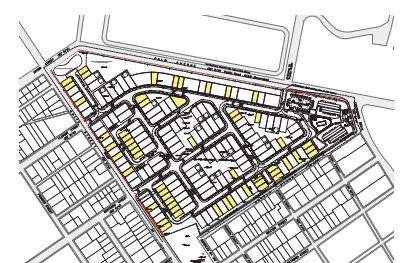
1,700sf - 2,000sf



1,600sf - 1,800sf



660sf - 900sf



ALT

ALT

ALT

ALT

ALT

ALT

ALT

AL

AL

AL

AL

AL

AL

ALT

AL

ALT

AL

(optional for large homes)  
600sf



1,200sf each unit





# MULTI-FAMILY BUILDING





# MULTI-FAMILY BUILDING

## HISTORIC REFERENCE

PEARY COURT, KEY WEST, FL 1925



## SUSTAINABILITY



Water Tower



Solar Panels



# MULTI-FAMILY BUILDING

## AERIAL VIEW





# PEARY COURT

Key West, Florida

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