

TRUMAN ANNEX WATERFRONT KEY WEST FLORIDA

PROGRESS OF WORK
JANUARY 2010

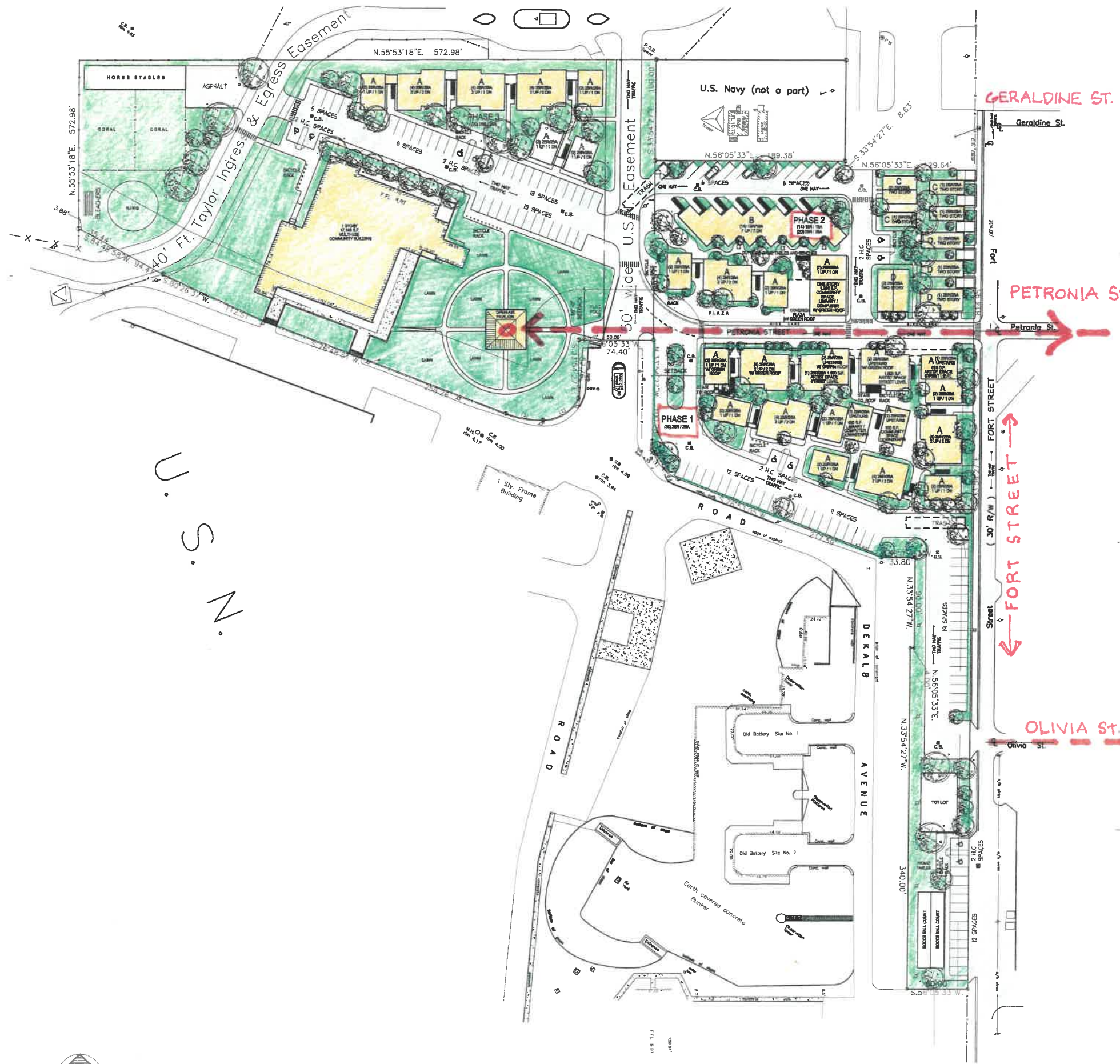
TRUMAN ANNEX
WATERFRONT
Key West, Florida 33040

410 Angela Street
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Florida License AAC002022

Bender & Associates
ARCHITECTS
p.a.

Project No. 0602

Date: 03/23/09



U.S.N.



SITE PLAN
1" = 50'-0"

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WATERFRONT
Key West, Florida 33040

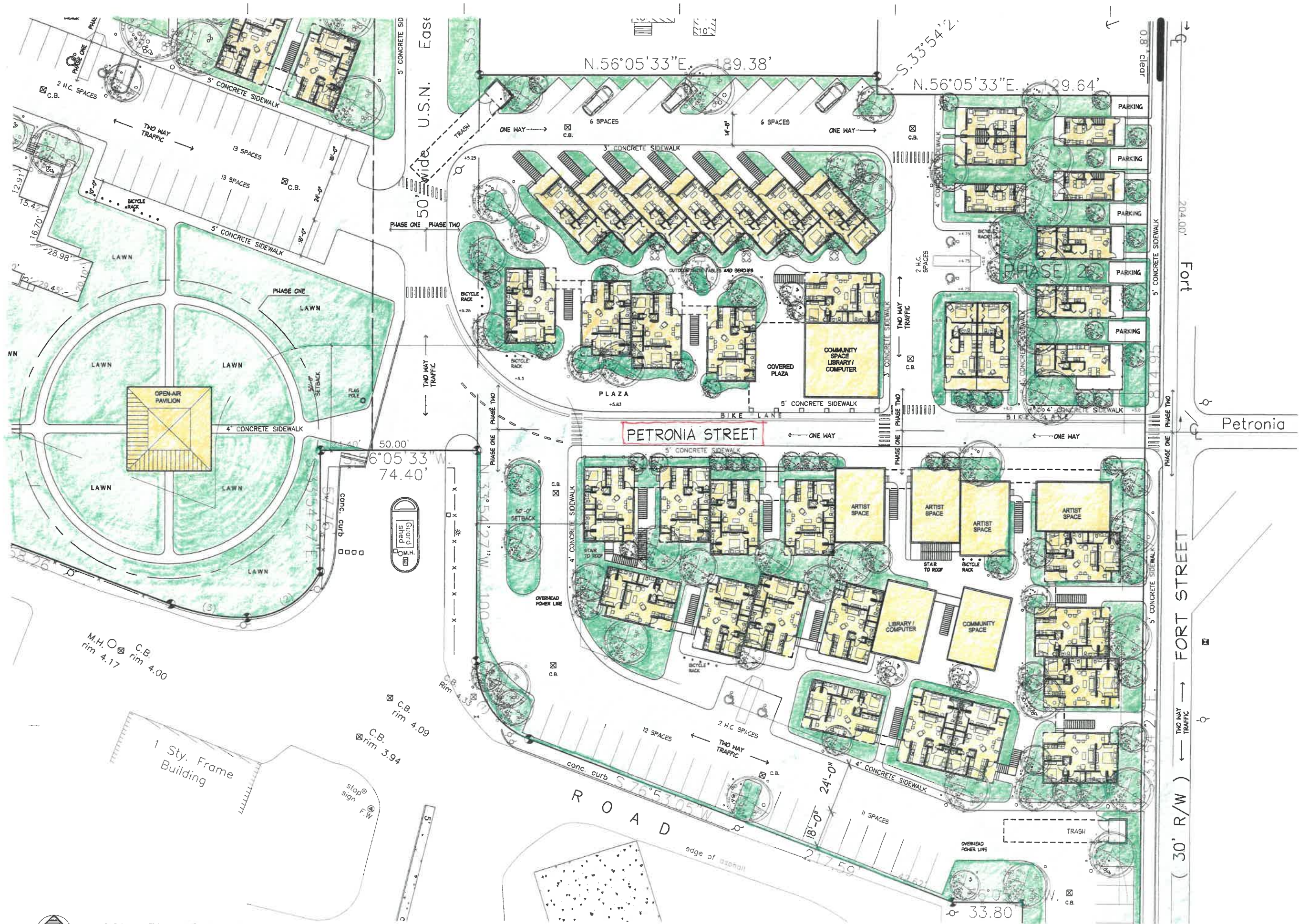
410 Angela Street
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Project No. 0802

Date: 03/23/01

p.a.



**TRUMAN ANNEX
WATERFRONT**
Key West, Florida 33040

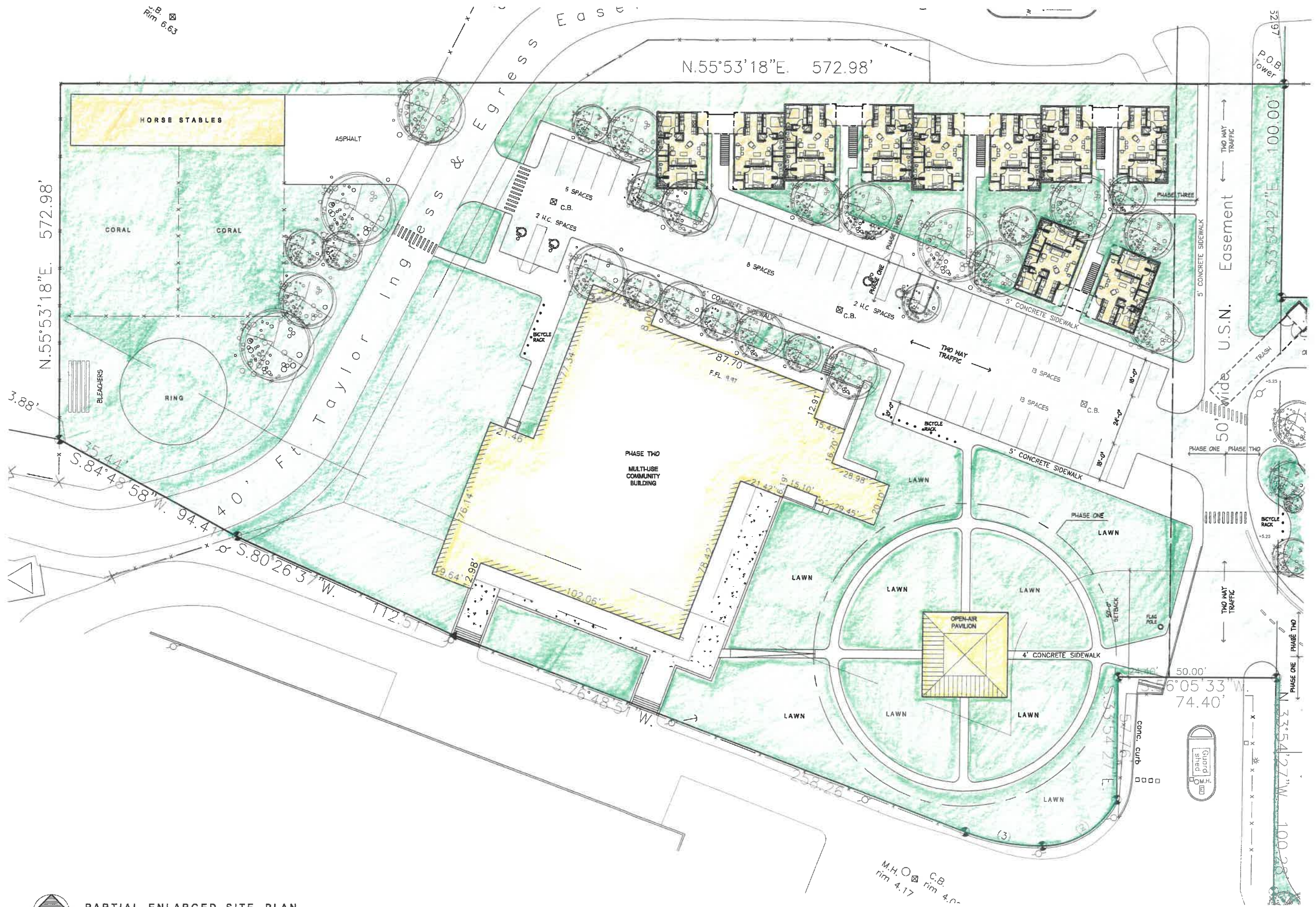
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PARTIAL ENLARGED SITE PLAN
1"=20'-0"

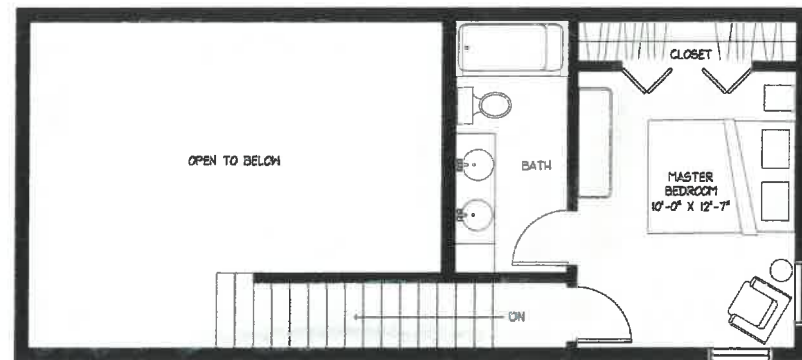
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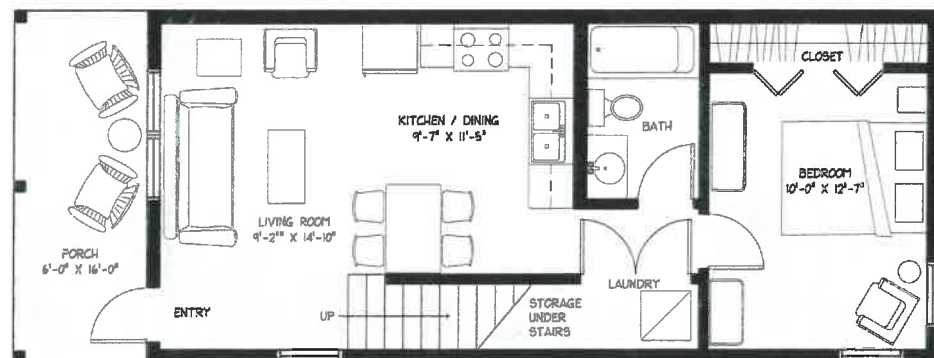
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SECOND FLOOR PLAN

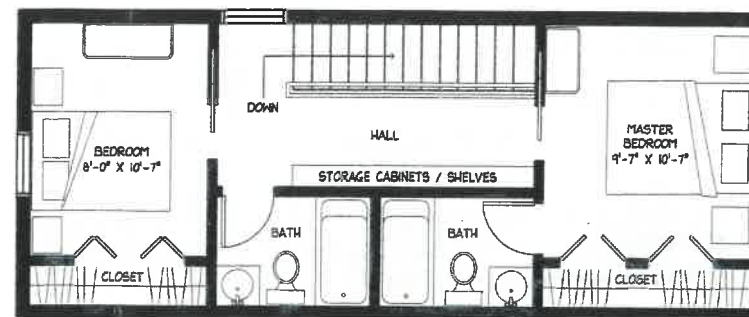


FIRST FLOOR PLAN

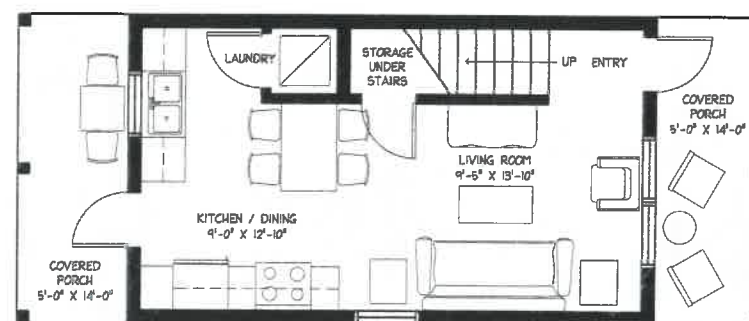
UNIT D

SCALE 1/4" = 1'-0"

834 S.F. TWO BEDROOM -TWO BATHROOM UNIT



SECOND FLOOR PLAN

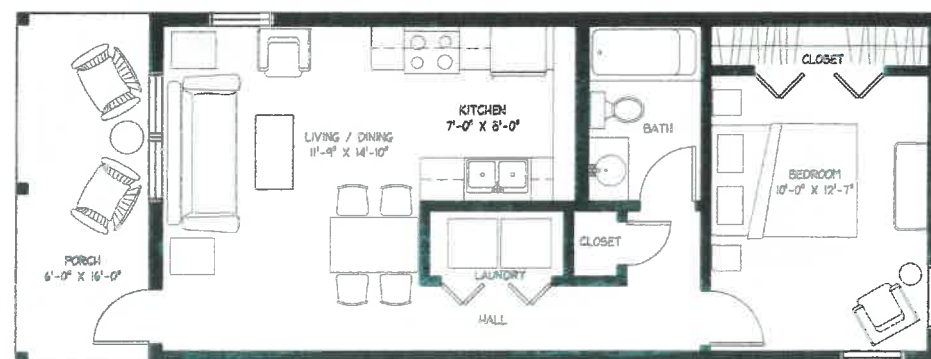


FIRST FLOOR PLAN

UNIT C

SCALE 1/4" = 1'-0"

779 S.F. TWO BEDROOM -TWO BATHROOM UNIT



UNIT B

SCALE 1/4" = 1'-0"

576 S.F. ONE BEDROOM -ONE BATHROOM UNIT



UNIT A

SCALE 1/4" = 1'-0"

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TRUMAN WATERFRONT HOUSING DEVELOPMENT STATISTICS

	Unit A	Unit B	Unit C	Unit D	Totals
Phase 1	36	0	0	0	36
Phase 2	10	14	5	5	34
Phase 3	20	0	0	0	20
Totals	66	14	5	5	90

Acreage = Approximately 6.7 acres

Phase 1 has

- One 1,600 sf. artist space
- Two 800 sf. artist space
- One 800 sf. library computer space
- One 800 sf. community space

Phase 2 has

- One 1285 sf. community space/library/computer

Phase 3 has

- One 17,148 sf multi-use community building (The Navy Mess Hall)
- One open air pavilion

Site features includes:

Community plaza space for venders and public gatherings, parking, landscaping public spaces, rooftop community gardens, tot lots and resident gathering spaces.

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PHASE 1 — PETRONIA STREET ELEVATION LOOKING SOUTH

SCALE 1" = 10' - 0"



PHASE 2 — PETRONIA STREET ELEVATION LOOKING NORTH

SCALE 1" = 10' - 0"



TYPICAL END VIEW OF TWO BEDROOM UNITS

SCALE 1" = 10' - 0"



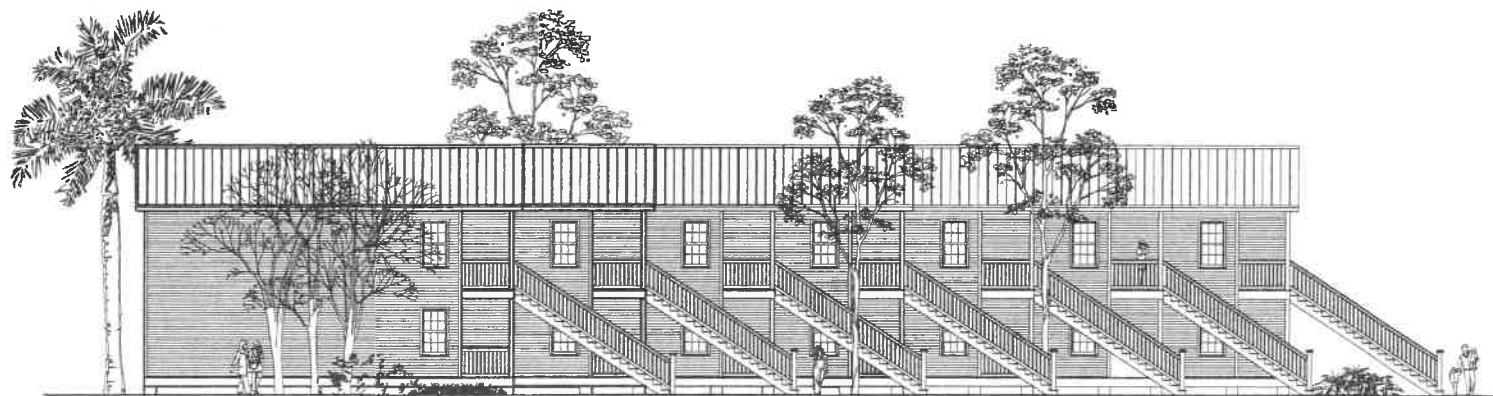
PHASE 2 — FREE STANDING FORT STREET UNITS

SCALE 1" = 10' - 0"



TYPICAL TWO BEDROOM UNITS

SCALE 1" = 10' - 0"



PHASE 2 — ONE BEDROOM UNITS (SIDE)

SCALE 1" = 10' - 0"



PHASE 2 — ONE BEDROOM UNITS (FRONT)

SCALE 1" = 10' - 0"

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PETRONIA STREET PLAZA PERSPECTIVE

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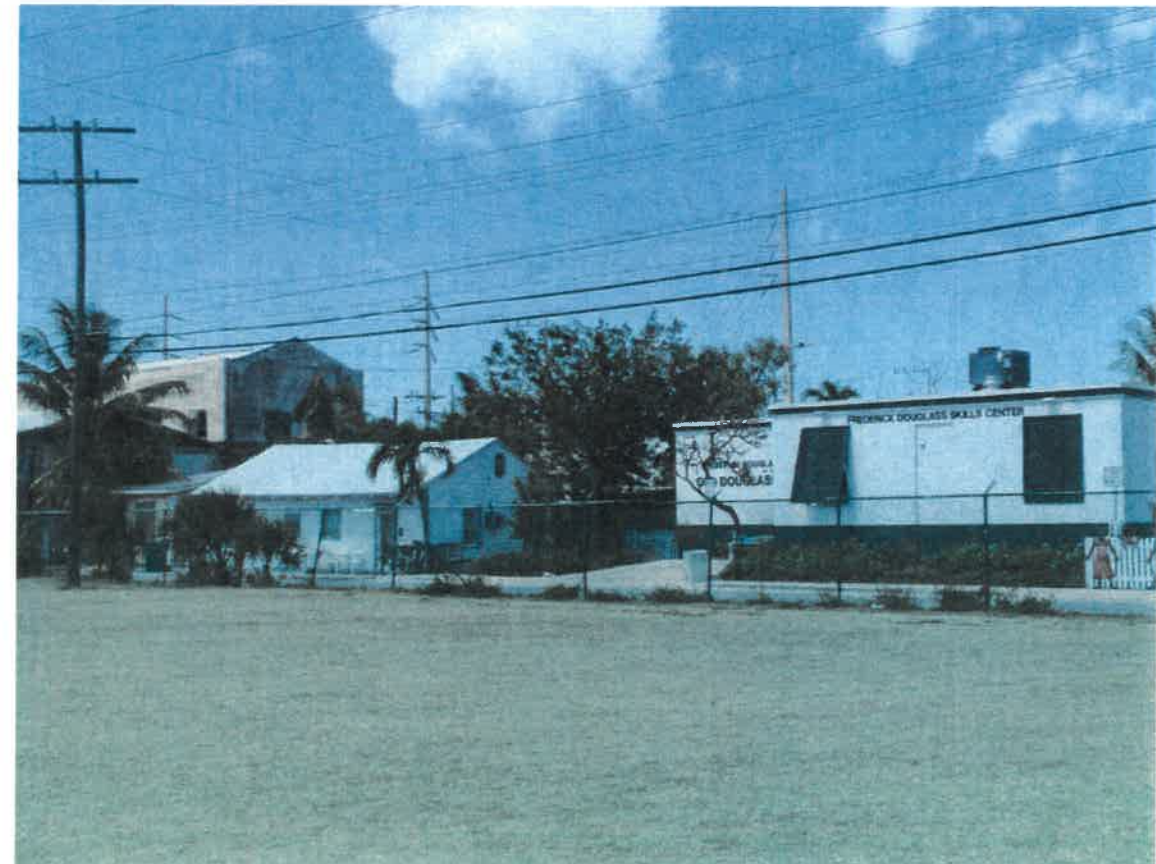
TRUMAN ANNEX WATERFRONT

NEIGHBORHOOD REFERENCE PHOTOS



TRUMAN ANNEX WATERFRONT

NEIGHBORHOOD REFERENCE PHOTOS



TRUMAN ANNEX WATERFRONT

NEIGHBORHOOD REFERENCE PHOTOS



TRUMAN ANNEX WATERFRONT

NEIGHBORHOOD REFERENCE PHOTOS

Effective 03/19/2009
FHFC Posted 4/3/2009

Effective 03/19/2009 FHFC Posted 4/3/2009		2009 Income Limits Florida Housing Finance Corporation CWHIP Homeownership Program Multifamily Rental Programs -- Except HOME and SHIP								2009 Income Limits Multifamily Rental Bond Program NOT by Household Size		
City (County)	Percentage Category	Number of Persons in Household								Lower		Eligible 150%
		1	2	3	4	5	6	7	8	65%	80%	
Monroe County	25%	13,150	15,050	16,925	18,800	20,300	21,800	23,300	24,825	N/A	N/A	N/A
	28%	14,728	16,856	18,956	21,056	22,736	24,416	26,096	27,804			
	30%	15,780	18,060	20,310	22,560	24,360	26,160	27,960	29,790			
	33%	17,358	19,866	22,341	24,816	26,796	28,776	30,756	32,769			
	35%	18,410	21,070	23,695	26,320	28,420	30,520	32,620	34,755			
	40%	21,040	24,080	27,080	30,080	32,480	34,880	37,280	39,720			
	45%	23,670	27,090	30,465	33,840	36,540	39,240	41,940	44,685			
	50%	26,300	30,100	33,850	37,600	40,600	43,600	46,600	49,650			
	60%	31,560	36,120	40,620	45,120	48,720	52,320	55,920	59,580			
	80%	42,080	48,160	54,160	60,160	64,960	69,760	74,560	79,440			
	120%	63,120	72,240	81,240	90,240	97,440	104,640	111,840	119,160			
	140%	73,640	84,280	94,780	105,280	113,680	122,080	130,480	139,020			
150%	78,900	90,300	101,550	112,800	121,800	130,800	139,800	148,950				
Median: 69,200												

Effective 03/19/2009
FHFC Posted 4/3/2009

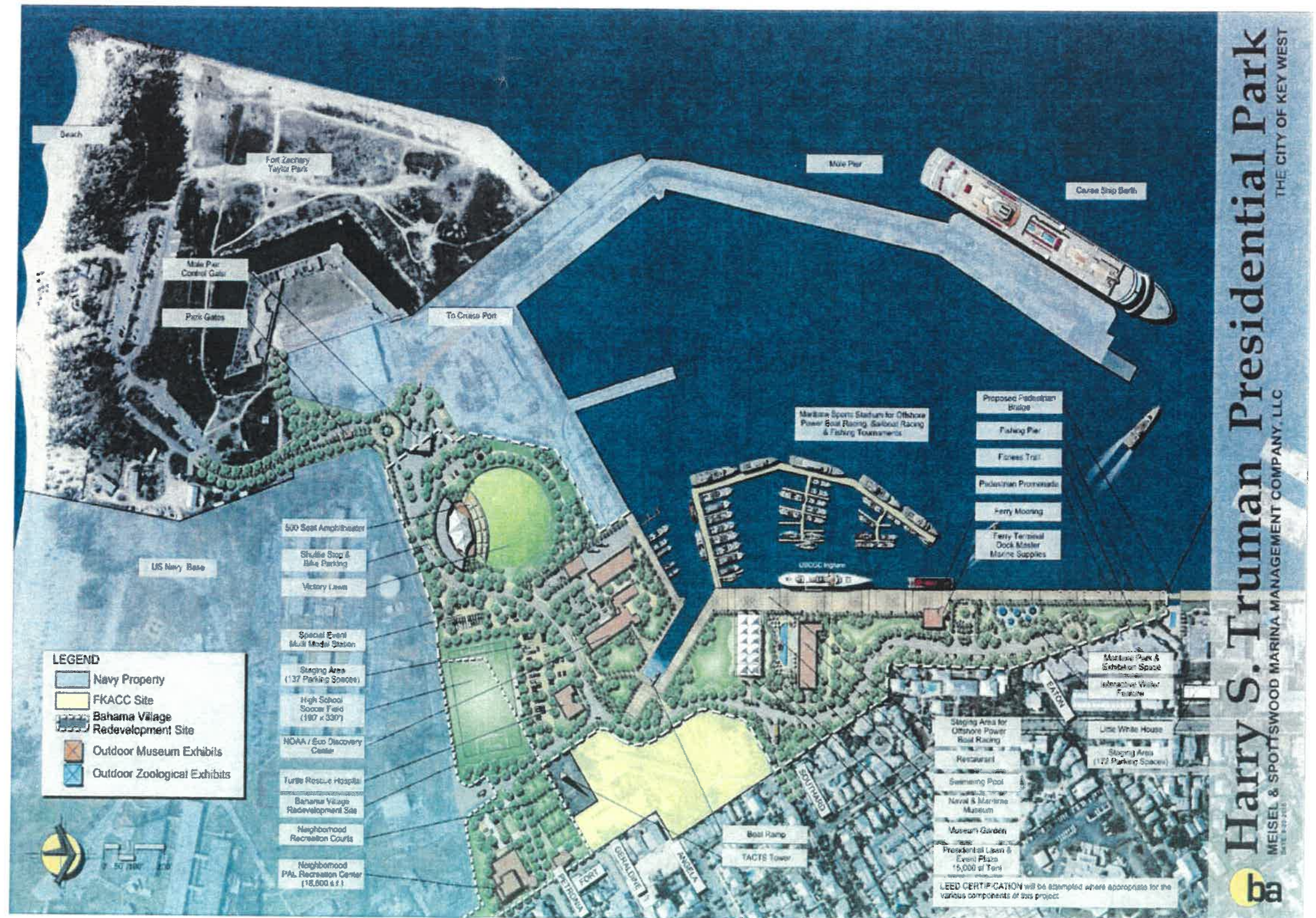
2009 Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs -- Except HOME, MMRB and SHIP

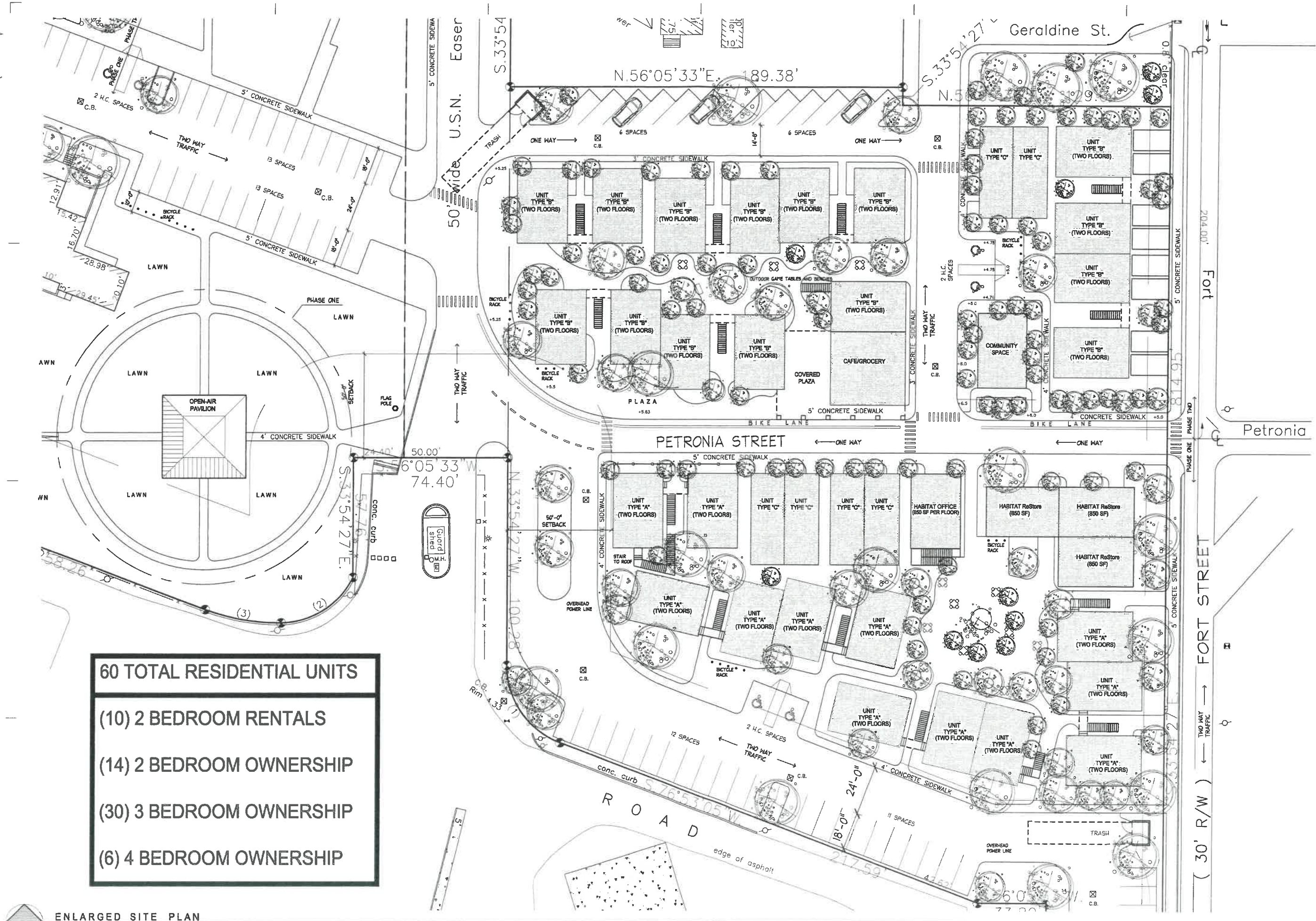
NOTE: A utility allowance shall be deducted from these maximum amounts.

City (County)	Percentage Category	Number of Bedrooms in Unit				
		0	1	2	3	4
Monroe County	25%	328	352	423	488	545
	28%	368	394	473	547	610
	30%	394	423	507	586	654
	33%	433	465	558	645	719
	35%	460	493	592	684	763
	40%	526	564	677	782	872
	45%	591	634	761	879	981
	50%	657	705	846	977	1,090
	60%	789	846	1,015	1,173	1,308
	80%	1,052	1,128	1,354	1,564	1,744
	120%	1,578	1,692	2,031	2,346	2,616
	140%	1,841	1,974	2,369	2,737	3,052
	150%	1,972	2,115	2,538	2,932	3,270

CONCEPTUAL PLAN

(Not all components of the conceptual plan have been approved)



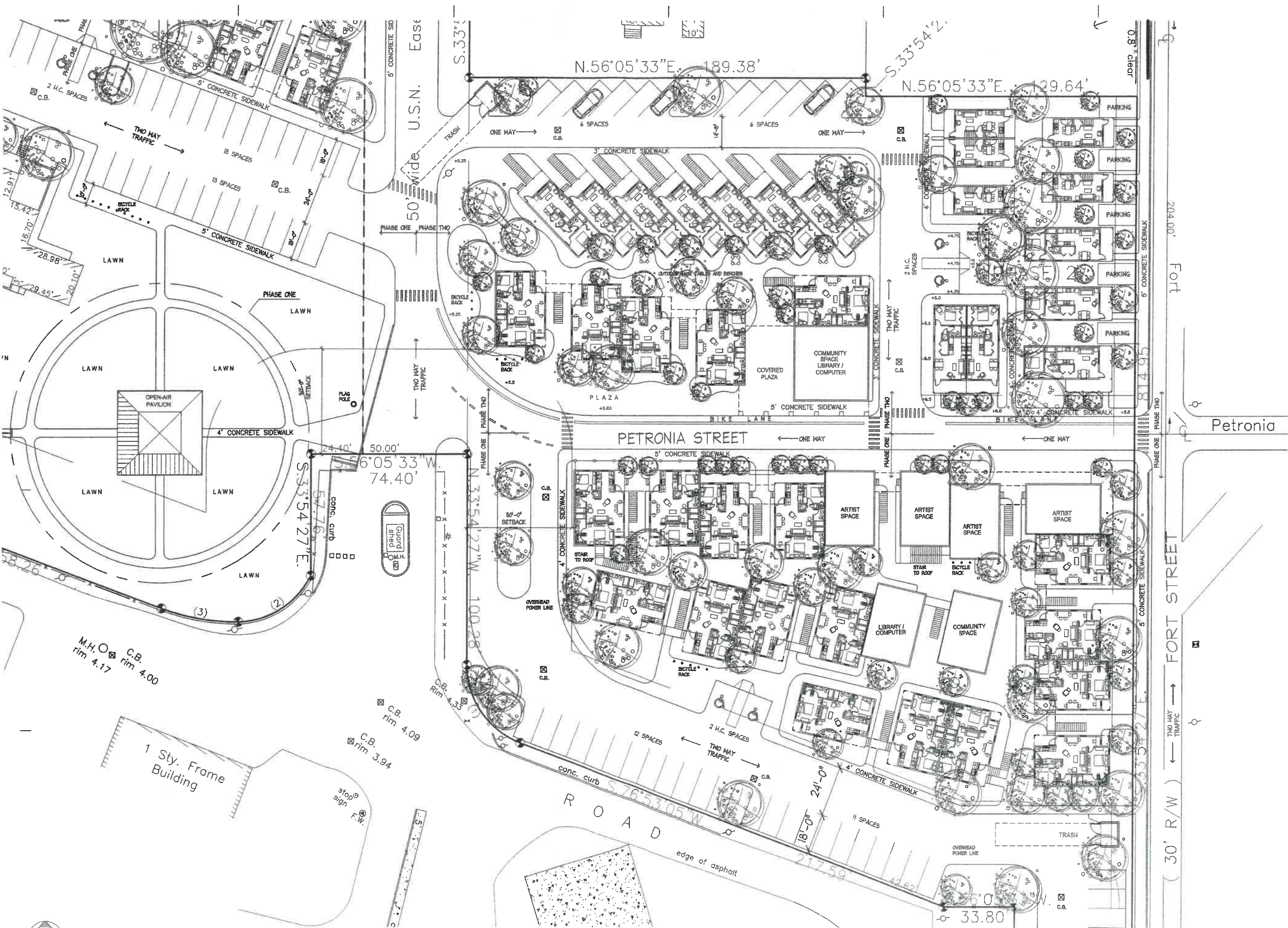


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Project No. ----
Date: 12/02/10



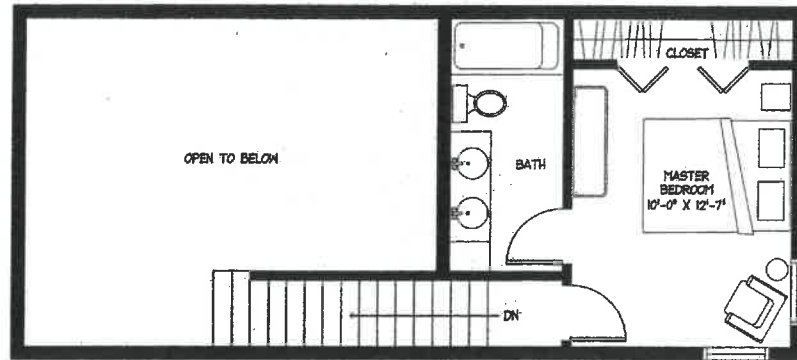
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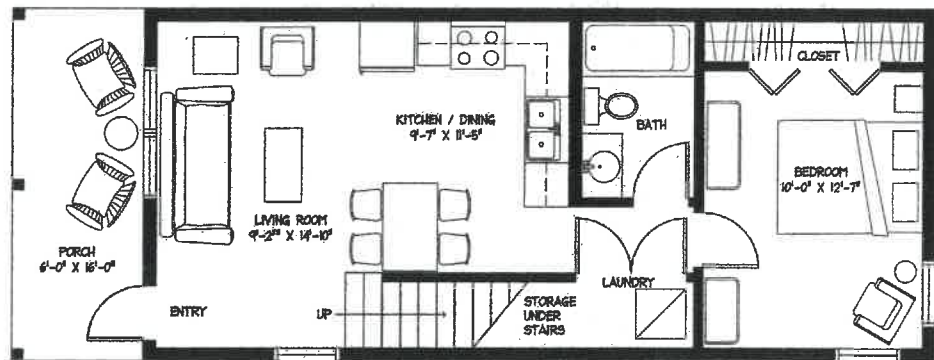
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Project No: 0802

Date: 02/23/09



SECOND FLOOR PLAN

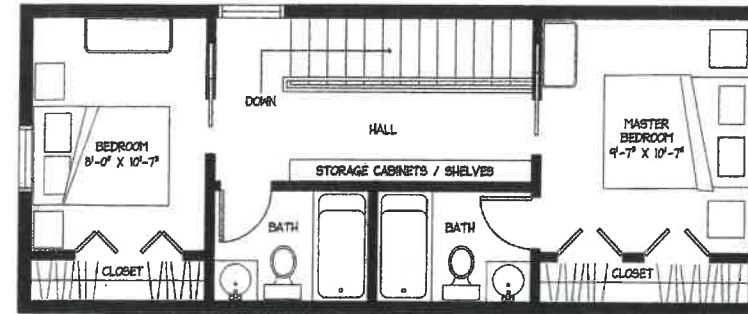


FIRST FLOOR PLAN

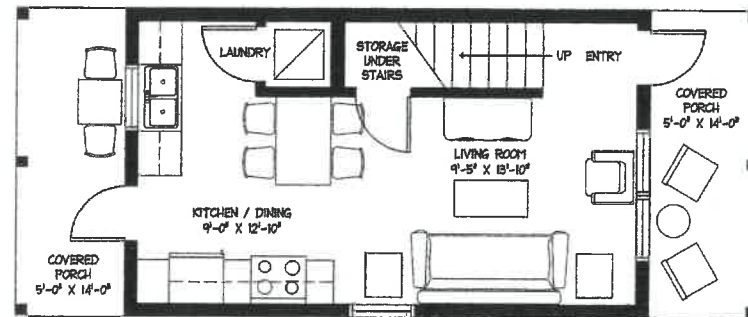
UNIT D

SCALE 1/4" = 1'-0"

834 S.F. TWO BEDROOM - TWO BATHROOM UNIT



SECOND FLOOR PLAN

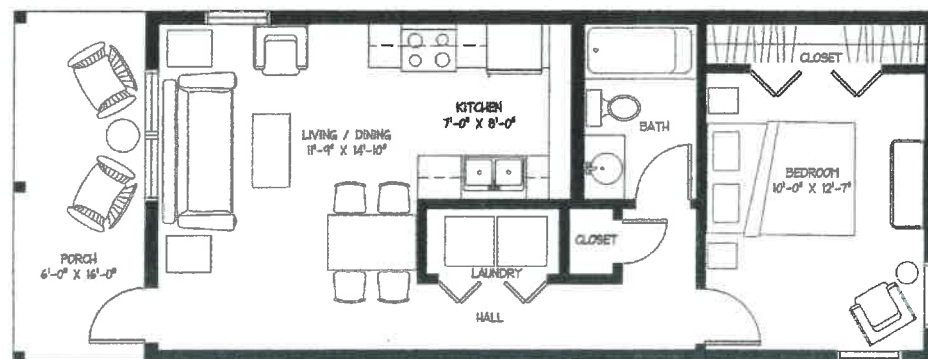


FIRST FLOOR PLAN

UNIT C

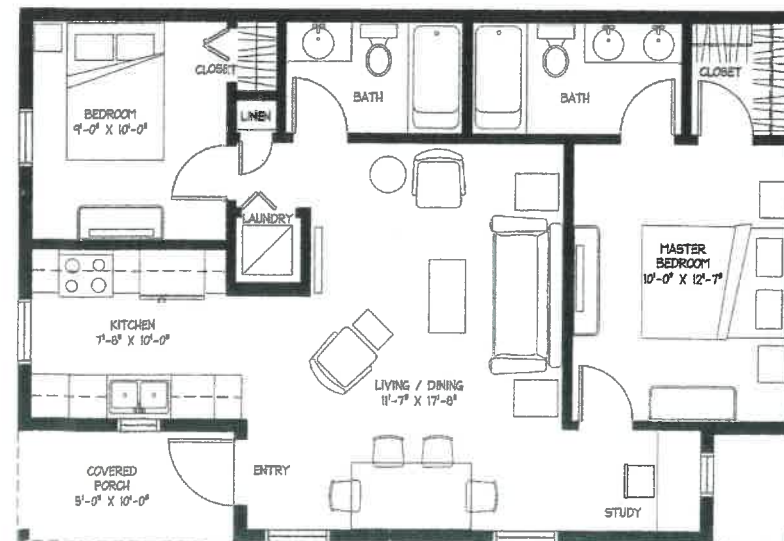
SCALE 1/4" = 1'-0"

779 S.F. TWO BEDROOM - TWO BATHROOM UNIT



UNIT B

SCALE 1/4" = 1'-0"



UNIT A

SCALE 1/4" = 1'-0"

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PHASE 1 - PETRONIA STREET ELEVATION LOOKING SOUTH

SCALE 1" = 10' - 0"



PHASE 2 - PETRONIA STREET ELEVATION LOOKING NORTH

SCALE 1" = 10' - 0"



TYPICAL END VIEW OF TWO BEDROOM UNITS

SCALE 1" = 10' - 0"



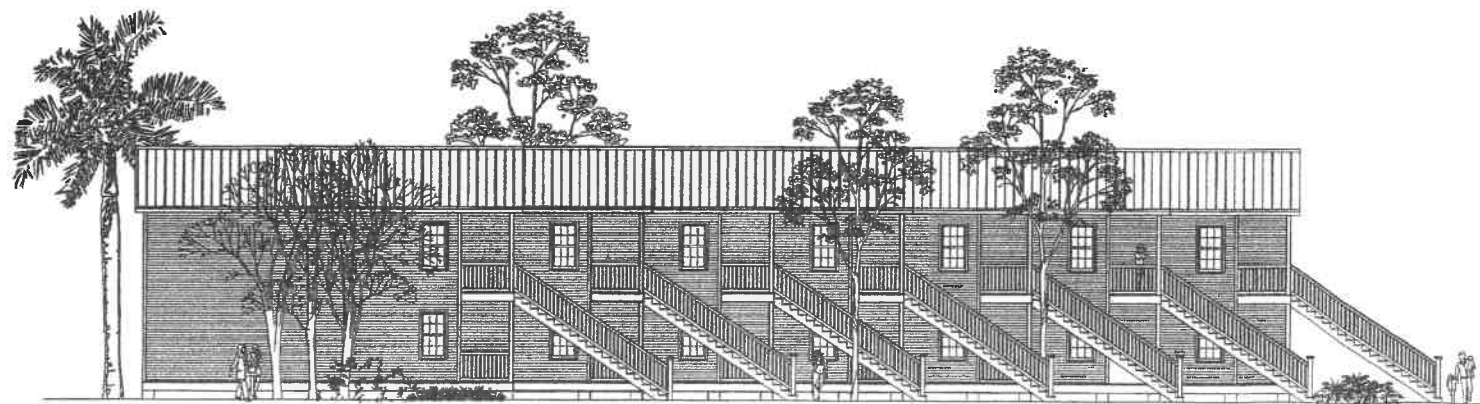
PHASE 2 - FREE STANDING FORT STREET UNITS

SCALE 1" = 10' - 0"



TYPICAL TWO BEDROOM UNITS

SCALE 1" = 10' - 0"



PHASE 2 - ONE BEDROOM UNITS (SIDE)



PHASE 2 - ONE BEDROOM UNITS (FRONT)

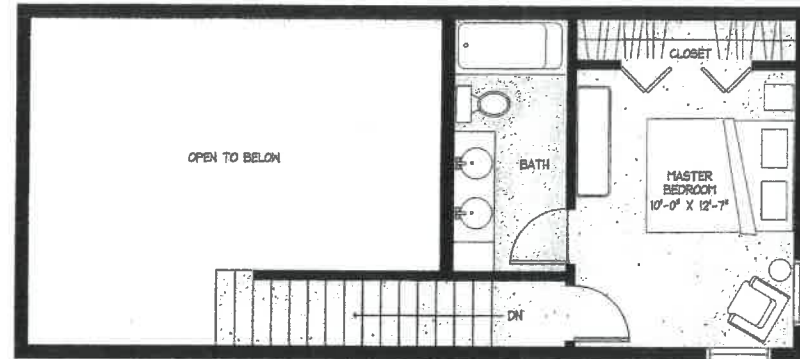
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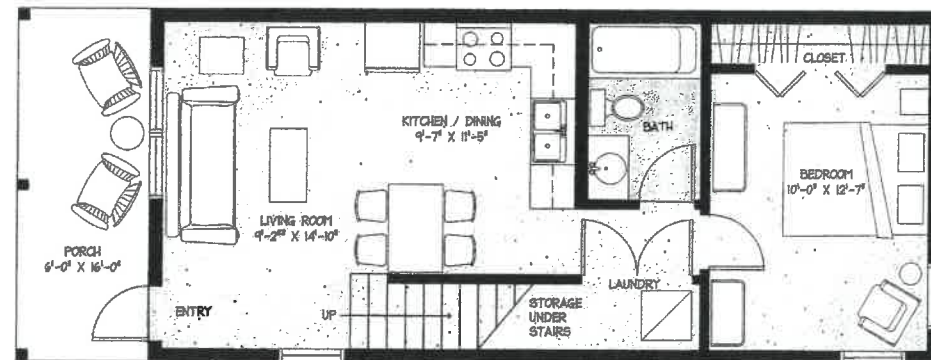
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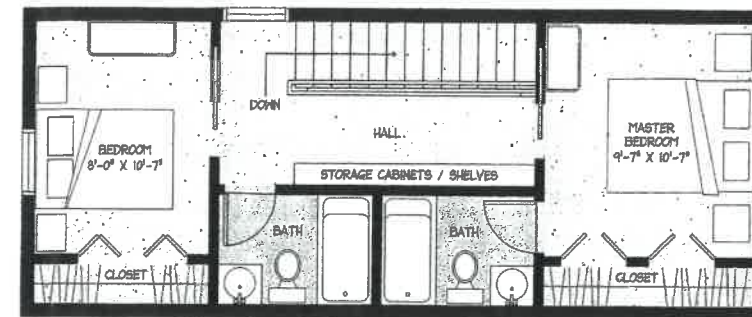


FIRST FLOOR PLAN

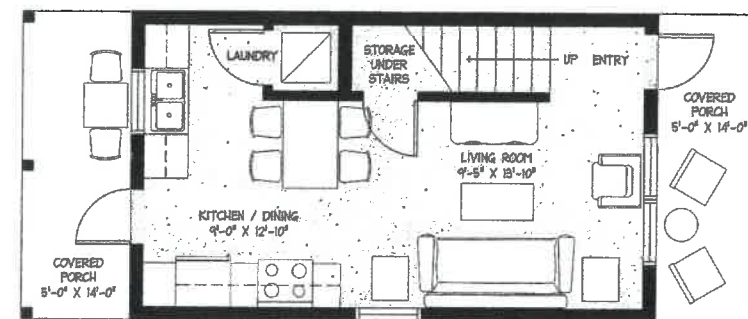
UNIT D

SCALE 1/4" = 1'-0"

834 S.F. TWO BEDROOM -TWO BATHROOM UNIT



SECOND FLOOR PLAN

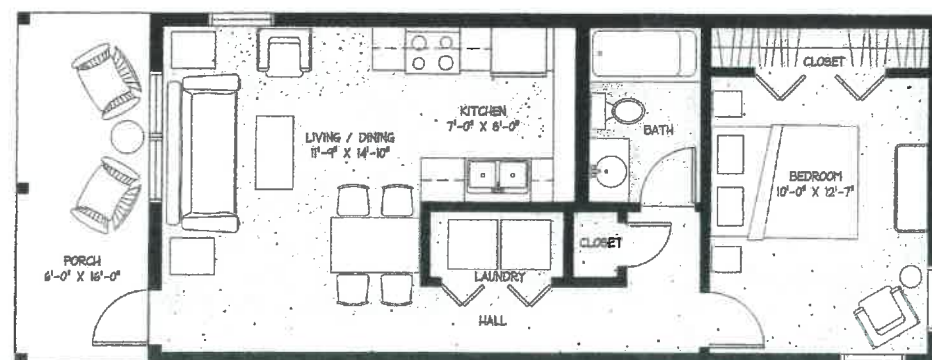


FIRST FLOOR PLAN

UNIT C

SCALE 1/4" = 1'-0"

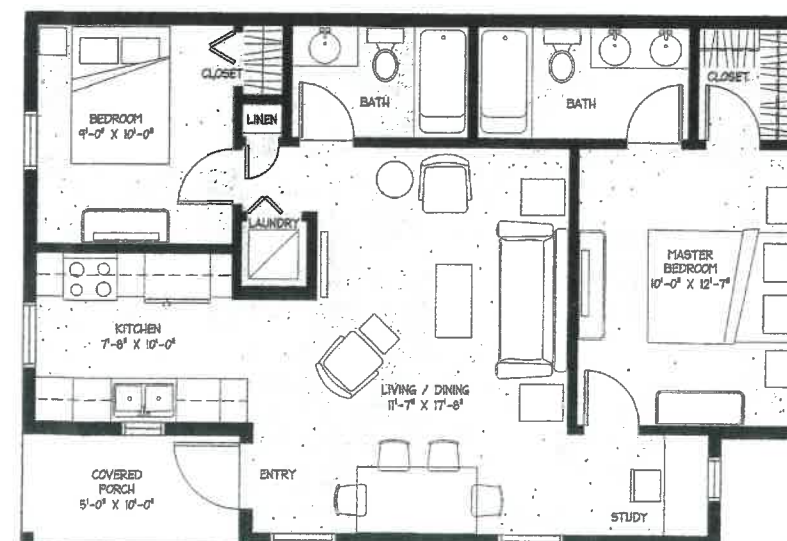
779 S.F. TWO BEDROOM -TWO BATHROOM UNIT



UNIT B

SCALE 1/4" = 1'-0"

576 S.F. ONE BEDROOM -ONE BATHROOM UNIT



UNIT A

SCALE 1/4" = 1'-0"

798 S.F. TWO BEDROOM -TWO BATHROOM UNIT

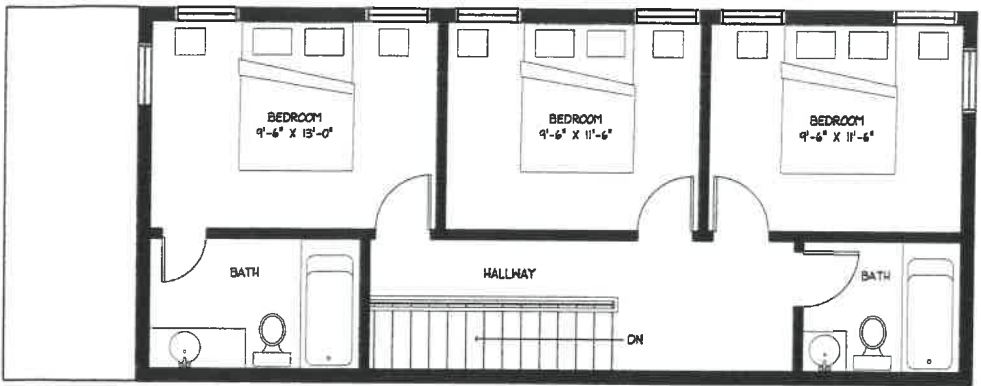
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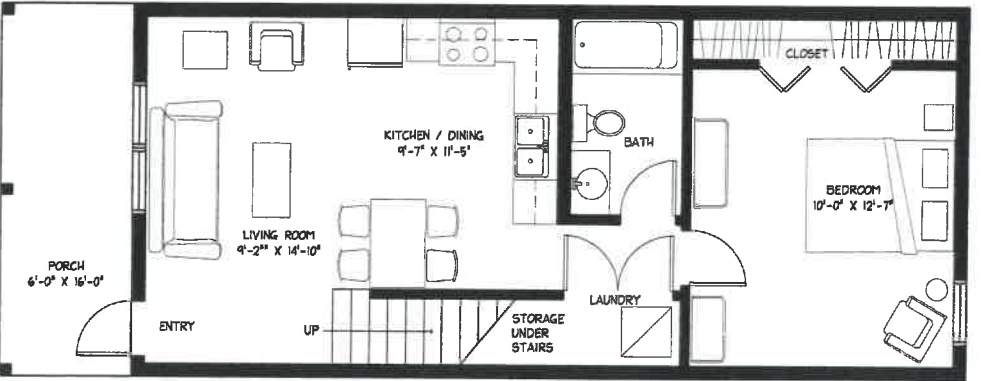
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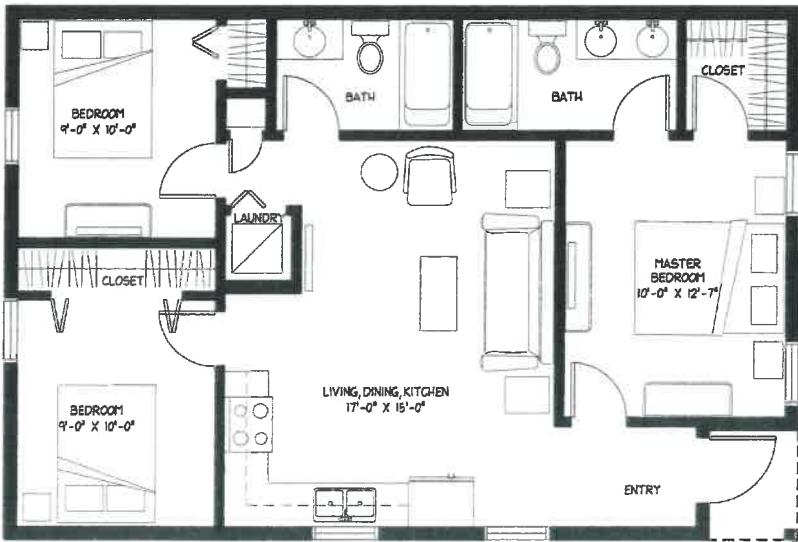


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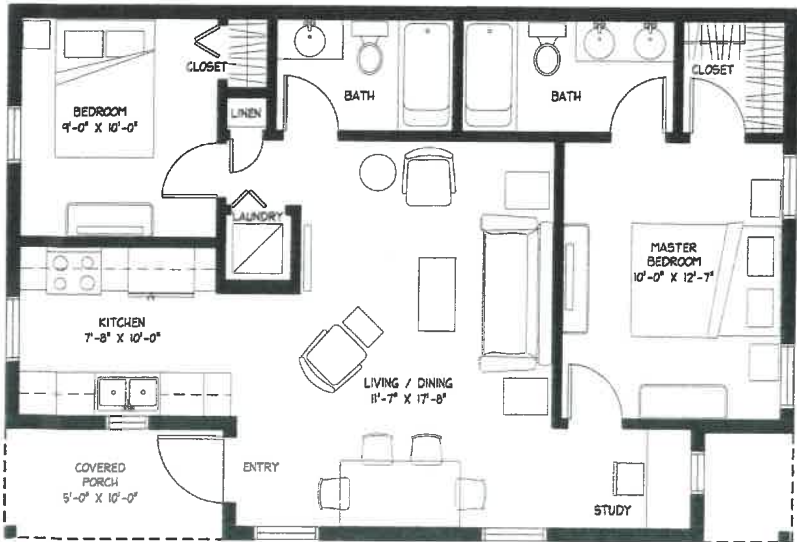


FIRST FLOOR PLAN

UNIT C
SCALE 1/4" = 1'-0"
1280 S.F. FOUR BEDROOM -THREE BATHROOM UNIT



UNIT B
SCALE 1/4" = 1'-0"
875 S.F. THREE BEDROOM -THREE BATHROOM UNIT



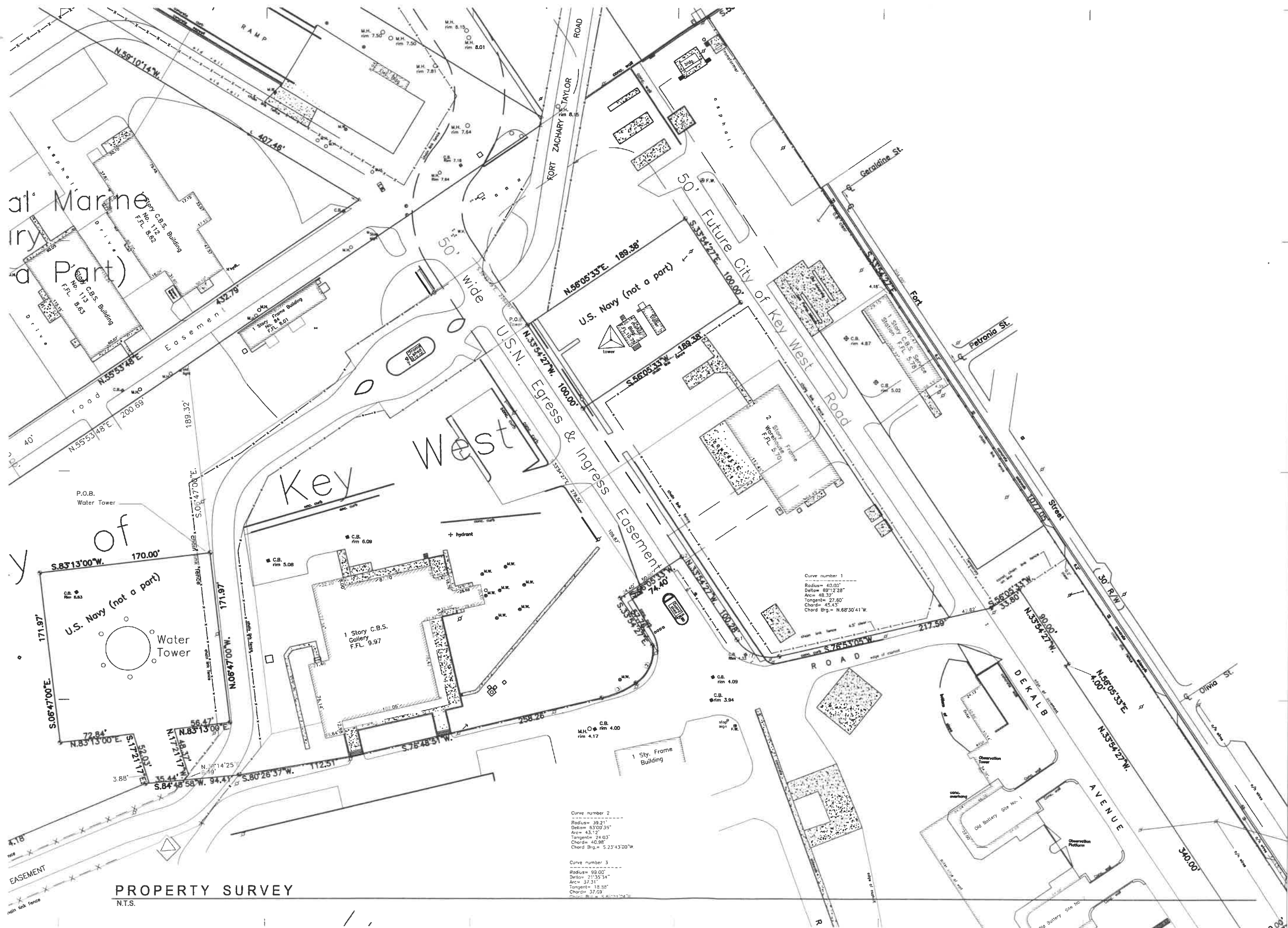
UNIT A
SCALE 1/4" = 1'-0"
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OF 4