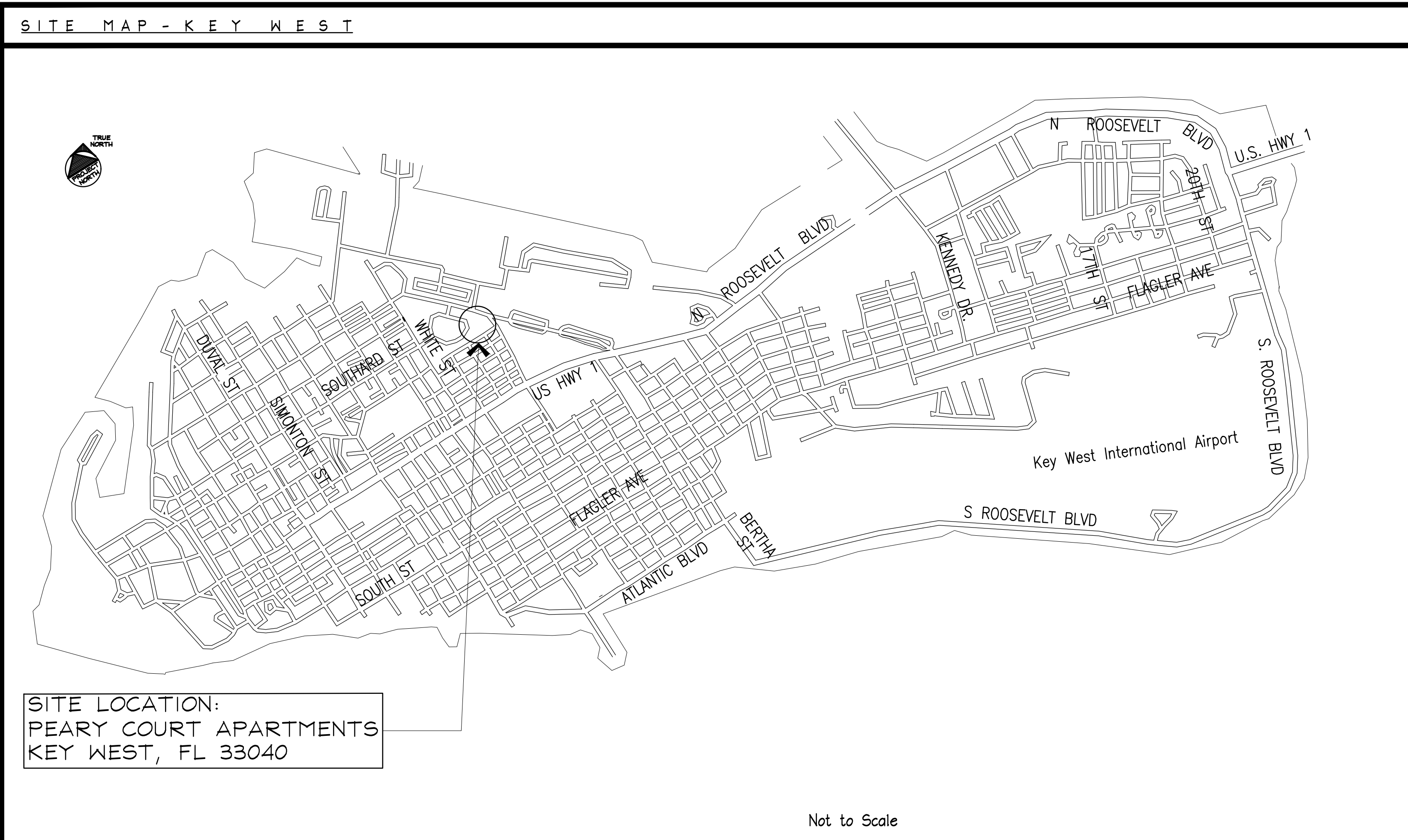


PEARY COURT

Key West Florida 33040
MAJOR DEVELOPMENT SUBMITTAL

REVISION: 1.06.22
RESPONSE TO DRC
COMMENTS.

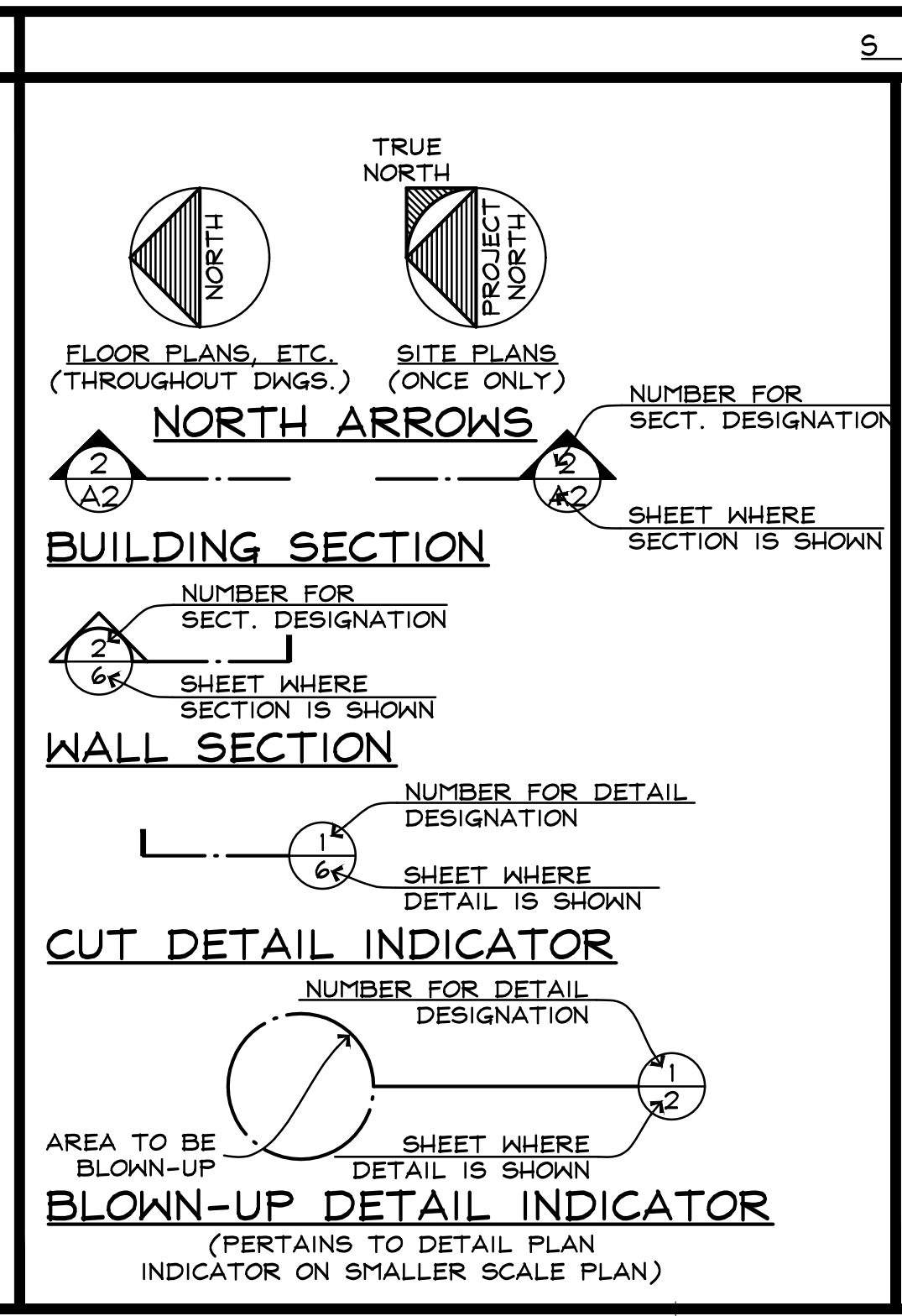
PEARY COURT
MAJOR DEVELOPMENT SUBMITTAL
KEY WEST, FLORIDA, 33040



PROJECT DIRECTORY	
PROJECT: PEARY COURT	
ARCHITECT'S PROJECT No.: 1622-A	
CONTACT: PEARY COURT APARTMENTS, LLC Address: 3850 HOLLYWOOD, FL 33021.	
Tel: (954) 989-2200 Representative: JEFF CORNFELD	
ARCHITECT:	BENDER & ASSOCIATES ARCHITECTS, P.A. Address: 410 Angela Street, Key West, FL 33040 Tel: (305) 296-1347 Fax: (305) 296-2727 E-mail: info@benderarchitects.com Architect: Haven Burkee Designer Associate: Ana Catalina Alvarez
CIVIL ENGINEER:	PEREZ ENGINEERING & DEVELOPMENT, INC. Address: 1010 East Kennedy Drive, Key West, FL 33040 Tel: (305) 293-9440
LANDSCAPE ARCHITECT:	COMMUNITY SOLUTIONS GROUP Address: 618 E. South Street, Suite 700 Orlando, FL 32801 Tel: (407) 423-8398
DESCRIPTION OF WORK: MAJOR DEVELOPMENT SUBMITTAL FOR CONSTRUCTION OF 33 NEW RESIDENTIAL UNITS.	

GENERAL NOTES	
1.	All work shall comply with the Florida Building Code, latest edition, and all applicable laws, codes and ordinances of the City, County, and the State of Florida. In the City of Key West, applicable Codes forming the basis of this design and compliance requirements for the Contractor include: FLORIDA BUILDING CODE - Building 2020 EDITION FLORIDA BUILDING CODE - Existing 2020 EDITION FLORIDA BUILDING CODE - Residential 2020 EDITION FLORIDA BUILDING CODE - Plumbing 2020 EDITION FLORIDA BUILDING CODE - Fuel Gas 2020 EDITION FLORIDA BUILDING CODE - Mechanical 2020 EDITION FLORIDA BUILDING CODE - Energy Conservation 2020 EDITION NATIONAL ELECTRICAL CODE 2020 EDITION NFPA 101 LIFE SAFETY CODE w/ Florida Modifications FLORIDA FIRE PREVENTION CODE 2020 EDITION NFPA 1 2020 EDITION
2.	This project is designed in accordance with A.S.C.E. 7-10 to resist wind loads of 180 mph (3 second gusts) and in accordance with ASCE 24-14 Flood Resistant Design and Construction.
3.	Prior to submitting a bid, verify all existing conditions and dimensions on the jobsite, and also after award, but prior to the start of construction.
4.	Contours and/or existing grades shown are approximate. Verify with field conditions. Final grading shall provide gradual slopes and grades. Slope all grades away from the building. Planting areas shall be graded with soil suitable for planting. Rock and debris will not be allowed.
5.	Where discrepancies between drawings, specifications, and code requirements occur, adhere to the most stringent requirement.
6.	Dimensions shall take precedence over scale.
7.	All new utilities shall be underground.
8.	Drawings and specifications are complementary. Refer to all sheets of drawings and applicable sections of the specifications for interfaces of work with related trades.
9.	After completion of construction remove all debris and construction equipment. Restore site to original condition.
10.	Notify owner of any possible artifacts uncovered during site grading and throughout the course of construction.
11.	Furnish a receptacle on site to contain construction debris and maintain the site in an orderly manner to ensure public safety and prevent blowing debris.
12.	Comply with all requirements for selective demolition as specified, shown on the Demolition Plan, or called for in the selective Demolition Notes.

ABBREVIATIONS	
AB	ANCHOR BOLT
ABC	AGGREGATE BASE COURSE
A/C	AIR CONDITIONING
BLKG	BLOCKING
BUR	BUILT UP ROOF
CAB	CABINET
CER	CERAMIC
CL	CENTER LINE
CLG	CEILING
CNU	CONCRETE MASONRY UNIT
COL	COLUMN
CQNC	CONCRETE
DBL	DOUBLE
DIAG	DIAGONAL
DS	DOWNSPOUT
DTL	DETAIL
DWR	DRAINER
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRIC
EQ	EQUAL
EXH	EXHAUST
FV	FIELD VERIFY
GALV	GALVANIZED
GI	GALVANIZED IRON
HORZ	HORIZONTAL
HPD	HARDWARE
HVAC	HEATING VENTILATING
AC	AIR CONDITIONING
FC	FACE OF CONCRETE
FS	FACE OF STUD
FIN	FINISH
FE	FIRE EXTINGUISHER
FND	FOUNDATION
FTG	FOOTING
ID	INSIDE DIAMETER
MAX	MAXIMUM
MIN	MINIMUM
NTS	NOT TO SCALE
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER
PCF	POUNDS PER CUBIC FOOT
PL	PROPETY LINE
PLAM	PLASTIC LAMINATE
PLF	POUNDS PER LINEAL FOOT
PNL	PANEL
PT	CCA PRESSURE TREATED
PT	POINT
PVC	POLYVINYLCHLORIDE
R	RADIUS (OR) RISER
R/A	RETURN AIR
REBAR	STEEL REINF. BAR
REFR.	REFRIGERATOR
SF	SQUARE FOOT (FEET)
SS	STAINLESS STEEL
SPEC	SPECIFICATION
T	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
WD	WOOD
WNF	WELDED WIRE FABRIC
WH	WATER HEATER
W/O	WITHOUT



MATERIAL DESIGNATIONS	
[Symbol]	CONCRETE MASONRY UNITS IN PLAN
[Symbol]	CONC., STUCCO, PLASTER IN ELEV.; POURED CONC. IN PLAN
[Symbol]	METAL IN ELEVATION
[Symbol]	METAL IN SECTION
[Symbol]	FINISH WOOD IN ELEV. & IN SECTION
[Symbol]	DIMENSION LUMBER IN SECTION (CONTINUOUS)
[Symbol]	WOOD BLOCKING IN SECTION (DISCONTINUOUS)
[Symbol]	GYPSUM WALL BOARD IN SECTION (LARGE SCALE)
[Symbol]	EARTH, NATURAL SUBSTRATE
[Symbol]	GRAVEL, AGGREGATE BASE COURSE, FILL
[Symbol]	FIBERGLASS BATT INSULATION
[Symbol]	RIGID INSULATION

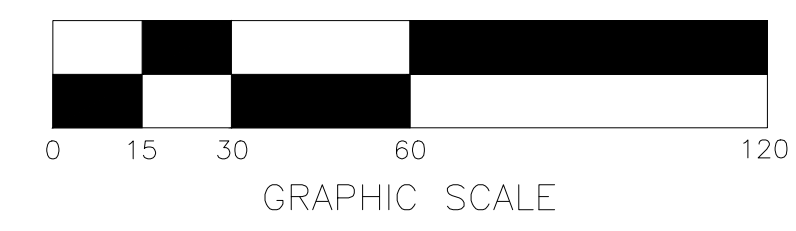
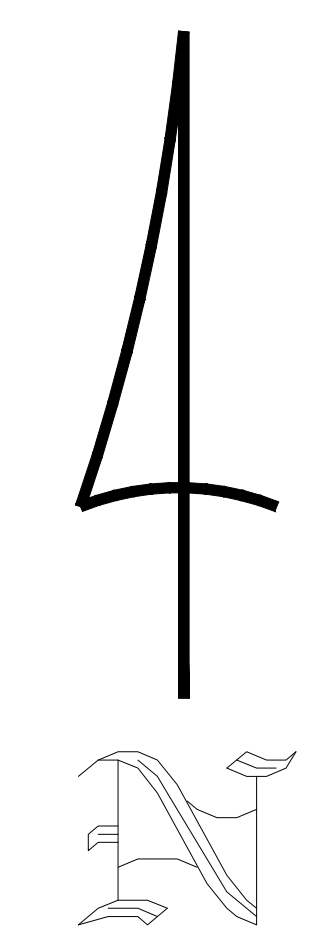
PARTITIONS & WALLS	
[Symbol]	CONCRETE MASONRY UNITS
[Symbol]	POURED CONCRETE
[Symbol]	WOOD FRAME
[Symbol]	METAL STUDS
[Symbol]	EXISTING CONSTRUCTION TO REMAIN
[Symbol]	EXISTING CONSTRUCTION TO BE DEMOLISHED

SHEET INDEX	
C	COVER
S1	EXISTING PARTIAL SURVEY 1
S2	EXISTING PARTIAL SURVEY 2
S3	EXISTING PARTIAL SURVEY 3
S4	EXISTING PARTIAL SURVEY 4
S5	EXISTING PARTIAL SURVEY 5
S6	EXISTING PARTIAL SURVEY 6
A1	OVERALL PROPOSED SITE PLAN
C-100	EXISTING CONDITION STORMWATER MANAGEMENT
C-200	CONCEPTUAL STORMWATER MANAGEMENT APPROACH
TS.00	TREE SURVEY
LA.00	LANDSCAPE OVERALL SITE PLAN
LA.01	LANDSCAPE SITE PLAN (PARTIAL)
LA.02	LANDSCAPE SITE PLAN (PARTIAL)
LA.03	LANDSCAPE SITE PLAN (PARTIAL)
LA.04	LANDSCAPE SITE PLAN (PARTIAL)
LA.05	DETAILS
CE.00	LANDSCAPE CIRCULATION PLAN (BIKE PATH)
A2	SITE PLAN BUILDING #1
A3	SITE PLAN BUILDING #2
A4	SITE PLAN BUILDING #3
A5	SITE PLAN BUILDING #4
A6	SITE PLAN BUILDING #5
A7	SITE PLAN BUILDING #6
A8	SITE PLAN BUILDING #7
A9	SITE PLAN BUILDING #8
A10	SITE PLAN BUILDING #9
A11	DUPLEX FIRST & SECOND FLOOR PLAN
A12	DUPLEX ELEVATIONS
A13	TRIPLEX FIRST & SECOND FLOOR PLAN
A14	TRIPLEX ELEVATIONS
A15	QUADRUPLEX FIRST FLOOR PLAN
A16	QUADRUPLEX SECOND FLOOR PLAN
A17	QUADRUPLEX ELEVATIONS
A18	QUINTUPLEX FIRST FLOOR PLAN
A19	QUINTUPLEX SECOND FLOOR PLAN
A20	QUINTUPLEX ELEVATIONS
A21	SITE ELEVATIONS SITE # 1 & 2
A22	SITE ELEVATIONS SITE # 3 & 4
LS	PEARY COURT LIFE SAFETY PLAN

410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License AAC002022

Bender & Associates
ARCHITECTS
P.C.

Project No.: 1622-A
SITE MAP KEY WEST
PROJECT DIRECTORY
GENERAL NOTES
SYMBOLS LEGEND
SHEET INDEX
Date: 06/18/2021



City of Key West Over
Approx. 16' feet wide
For a period of 50 year
NoY(R) 66502

20 foot wide Easement to the Florida Keys Aqueduct Authority.
The centerline being the practical center of the Utility Assists
Water lines not located
Deed No. N69450-08-Rp-00011

10/22/15: Updated

Peary Court Palm Avenue, Key West, Fl. 33040			
ALTA/ACSM/NSPS Survey		Dwn No.: 15-466	
Scale: 1"=30'	Ref. 205-31	Flood panel No. 1516-K	Dwn. By: F.H.H.
Date: 1/31/12		Flood Zone: AE	Flood Elev. 6'-7"
REVISIONS AND/OR ADDITIONS			
2/1/12: revise legal description			
7/18/13: ALTA			
6/1/13: Revise L.D. Boundary information			
data:res.dwg/bsr/boundaryinformation/bspearycourt			

Sheet 1 of 6

ISLAND SURVEYING INC.
ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive
Suite 201
Key West, Fl. 33040

(305) 293-0466
Fax: (305) 293-0237
frised1@bellsouth.net
L.B. No. 7700

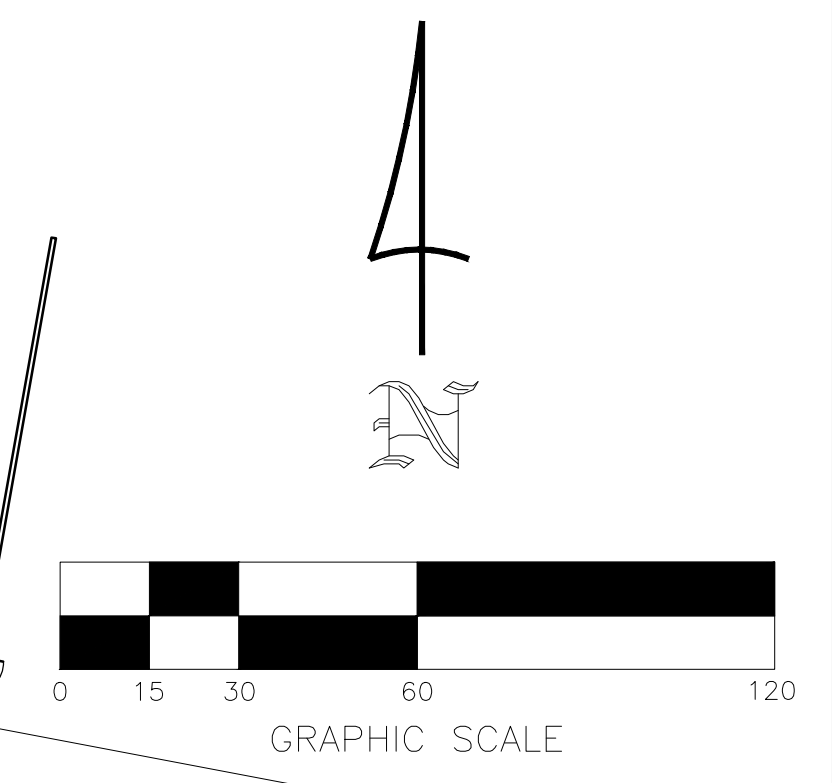


City of Key West Overhead Electrical Easement
 Approx. 16' feet wide
 For a period of 50 years from 9/3/63
 N0y(R) 66502

Easement granted to the City of Key West, for Electrical Distribution System
 undefined width easement is bounded by the actual location of the utility
 system (25) N0y(R)-60380

Easement granted the City of Key West recorded in Deed Book G-56, Page
 449. (And Shown on NAS Key West, Florida, ALTA/ACSM Land Title Survey, Navy
 Southeast, Military Housing, prepared by David M. Bruno, PSM for Woolpert, Inc.
 under Job No. 66060.05, dated September 11, 2007, and last revised
 November 16, 2007.

20 foot wide Easement to the Florida Keys Aqueduct Authority.
 The centerline being the practical center of the Utility Assets
 Water lines not located
 Deed No. N69450-06-Rp-00011



10/22/15: Updated

Peary Court Palm Avenue, Key West, Fl. 33040		Dwn No.: 15-466	
ALTA/ACSM/NSPS Survey			
Scale: 1"=30'	Ref. 205-31	Flood panel No. 1516 K	Dwn. By: F.H.H.
Date: 1/31/12		Flood Zone: AE	Flood Elev. 6'-7"
REVISIONS AND/OR ADDITIONS			
2/1/12: revise legal Description			
7/18/13: ALTA			
8/1/13: Revise L.D. Boundary Information			
datafile.dwg/asn/boundaryinformation/bispearycourt			

Sheet 2 of 6

ISLAND SURVEYING INC.
 ENGINEERS PLANNERS SURVEYORS

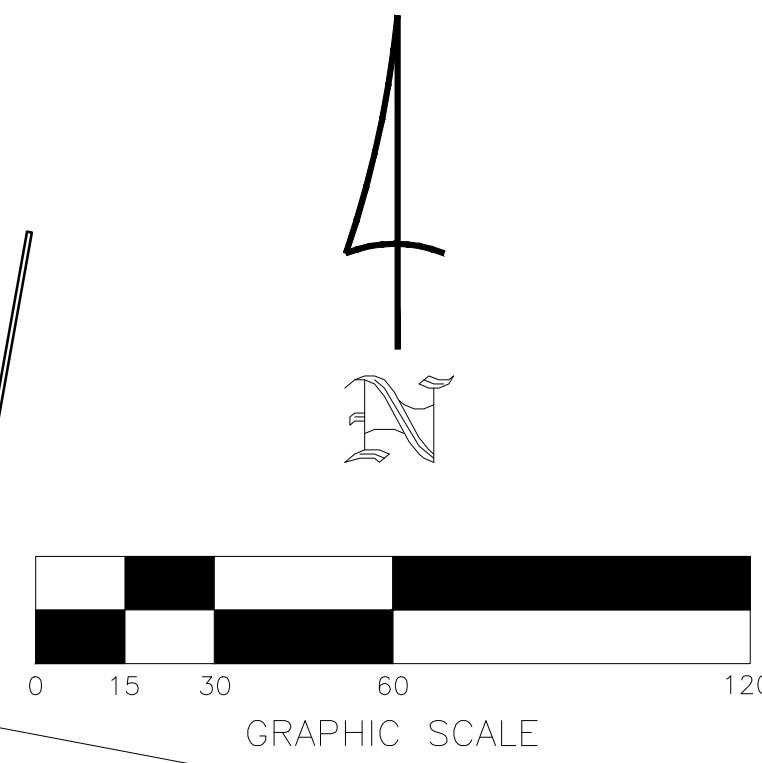
3152 Northside Drive
 Suite 201
 Key West, Fl. 33040

(305) 293-0466
 Fax: (305) 293-0237
 info@islandsouth.net
 L.B. No. 7700

Easement granted the City of Key West recorded in Deed Book G-56, Page 449 (And Shown on NAS Key West, Florida, ALTA/ACSM Land Title Survey, Navy Southeast, Military Housing, prepared by David M. Bruno, PSM for Woolpert, Inc. under Job No. 66060.05, dated September 11, 2007, and last revised November 16, 2007.



de Easement to the Florida Keys Aqueduct Authority, line being the practical center of the Utility Assets not located N69450-08-Rp-00011



10/22/15: Updated

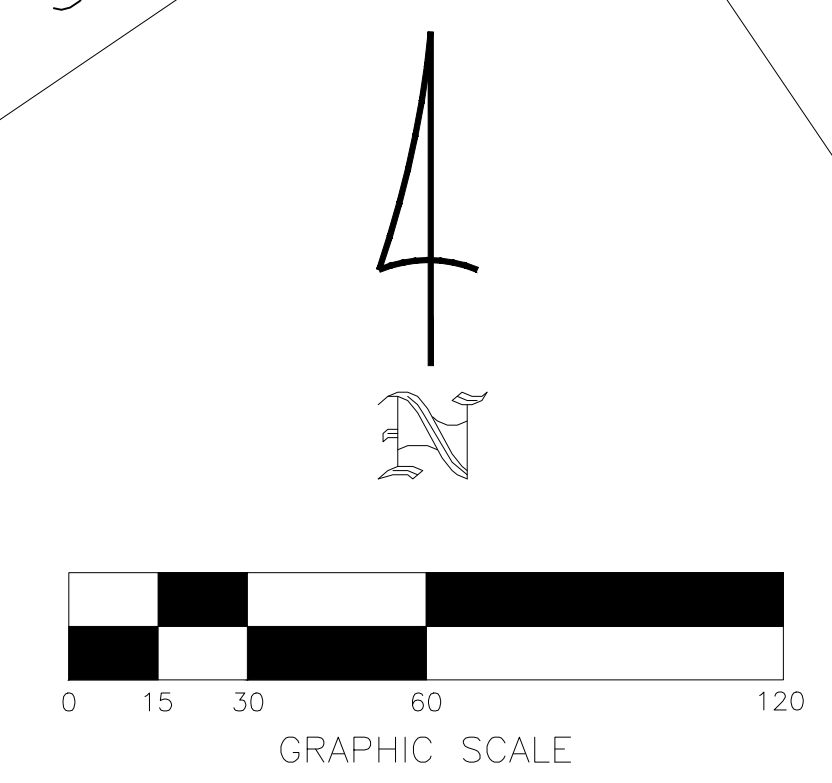
Peary Court Palm Avenue, Key West, FL 33040		Sheet 3 of 6	
ALTA/ACSM/NSPS Survey		Dwn No.: 15-466	
Scale: 1"=30'	Ref. 205-31	Flood panel No. 1516-K	Den. By: F.H.H.
Date: 1/31/12		Flood Zone: AE	Flood Elev. 6'-7"
REVISIONS AND/OR ADDITIONS			
2/1/12: revise legal Description			
7/18/13: ALTA			
6/7/13: Revise L.D. Boundary Information			
data/tred.dwg/asn/boundaryinformation/bspearycourt			

ISLAND SURVEYING INC.
 ENGINEERS PLANNERS SURVEYORS
 3152 Northside Drive
 Suite 201
 Key West, FL 33040
 (305) 293-0466
 Fax: (305) 293-0237
 ftrids1@bellsouth.net
 L.B. No. 7700



LINE TABLE

Line	Bearing	Distance
L1	S.55°51'30"W.	0.10'
L2	N.55°51'30"E.	0.10'
L3	N.10°44'48"E.	8.75'
L4	N.79°15'12"E.	53.00'
L5	S.10°44'48"W.	8.88'
L6	S.40°23'08"E.	20.90'
L10	N.19°36'43"W.	72.01'



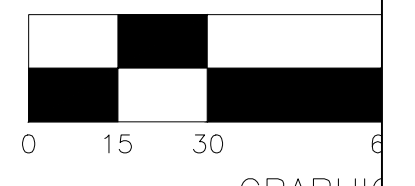
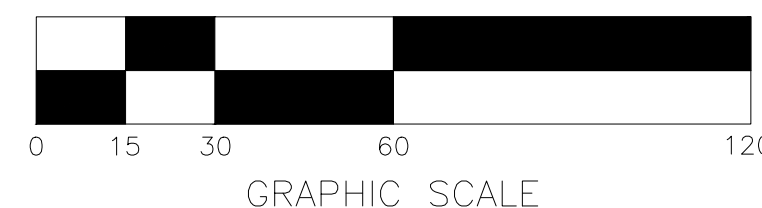
P.O.C.
 Northwestern Right-of-Way Line of Newton Street
 and the Northeasterly Right-of-Way Line of White Street
 N=82591.01
 E=392639.41

10/22/15: Updated

Peary Court Palm Avenue, Key West, Fl. 33040			
ALTA/ACSM/NSPS Survey		Dwn No.: 15-466	
Scale: 1"=30'	Ref. 205-31	Flood panel No. 1516-K	Dwn. By: F.H.H.
Date: 1/31/12		Flood Zone: AE	Flood Elev. 6'-7"
REVISIONS AND/OR ADDITIONS			
2/1/12: revise legal Description			
7/18/13: ALTA			
8/1/13: Revise L.D. Boundary Information			
datafile.dwg/asn/boundaryinformation/bbpearycourt			

Sheet 4 of 6

3152 Northside Drive
Suite 201
Key West, Fl. 33040
(305) 293-0466
Fax: (305) 293-0237
frised1@bellsouth.net
L.B. No. 7700



LINE TABLE

Line	Bearing	Distance
L1	S.55°51'30"W.	0.10'
L2	N.55°51'30"E.	0.10'
L3	N.10°44'48"E.	8.75'
L4	N.79°15'12"E.	55.00'
L5	S.10°44'48"W.	8.88'
L6	S.40°23'08"E.	20.90'
L10	N.19°36'43"W.	72.01'

10/22/15: Updated

Peary Court
Palm Avenue, Key West, Fl. 33040

ALTA/ACSM/NSPS Survey

Scale: 1"=30'

Date: 1/31/12

2/1/12: revise legal Description

7/18/13: ALTA

8/17/13: Revise L.D., Boundary Information

data/trees.dwg/urn/boundaryinformation/bspearycourt

Dwn No.: 15-466

Flood panel No. 1516 K

Flood Zone: AE

REVISIONS AND/OR ADDITIONS

Sheet 5 of 6

ISLAND SURVEYING INC.

ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive
Suite 201
Key West, Fl. 33040

(305) 293-0466
Fax: (305) 293-0237
frisedi@bellsouth.net
L.B. No. 7700

SURVEYOR'S CERTIFICATE

This Certificate and the attached survey are made for the benefit of: BankUnited, N.A., its successors and assigns, as their interests may appear, Commonwealth Land Title Insurance Company and Peary Court Holdings, L.P., a Delaware limited partnership

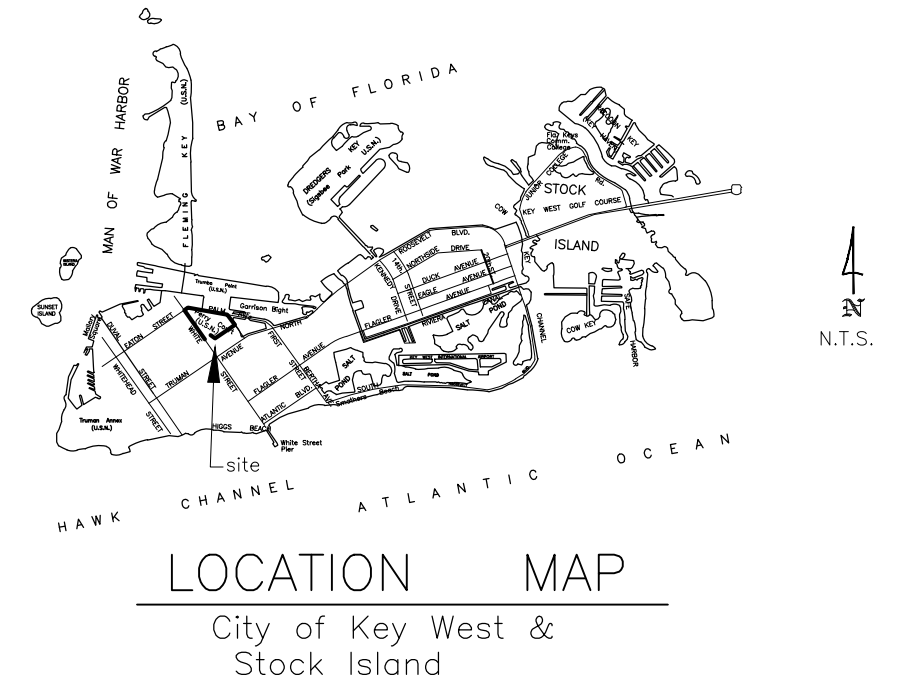
I hereby certify

- That the survey was made on the ground and is correct.
- That the survey shows a complete legal description of the land and any easements appurtenant to the land necessary for access or utilities and an indication of the total acreage or square foot area of the land.
- That the survey shows the location of the perimeter of the subject property by courses and distances and all lines described by reference to the line of another piece of property.
- That all field measurements on the survey are balanced, both as to angles and distances, so as to provide a mathematical closure. That the survey shows the point of beginning, if applicable, basis of bearings, assumed or otherwise, the scale and a north arrow. That the survey shows the following information for any curve: length of arc, radius, central angle and bearing to the radius point from the beginning and end points of the curve.
- That the survey shows the location of all easements and rights-of-way, including all easements and rights-of-way shown as exceptions on Commonwealth Land Title Insurance Company commitment for title insurance No. FL-6752-81-411300230TS dated August 31, 2015 at 11:00 p.m. That the survey shows the location of all easements referred to in the title binder, showing the book and page of recording of all easements on the survey, and stating that all easements are located pursuant to the book and page of the recorded easements.
- That the survey shows established building lines and setback, height and bulk restrictions of record or disclosed by applicable zoning or building codes (in addition to those recorded in subdivision maps).
- That the survey shows all dedicated public streets, easements or rights-of-way providing access to the land, and whether such access is paved to the property line of the land and that the width of all of the foregoing are indicated.
- That the survey shows lines of streets abutting the subject property and the width thereof, and that ingress and egress to the subject property is provided by Palm Avenue and White Street, the same being a dedicated public right-of-way maintained by the City of Key West, and Monroe County.
- That the survey shows encroachments and the extent thereof in feet and inches (if practicable) upon the subject property, including, but without limitation, over, under or across buildings, easements and encroachments either way across the boundary lines of the subject property (or if any improvements located upon the land encroach upon other lands).
- That the survey shows the exterior dimensions of all buildings at ground level and the square footage of the exterior footprint of all buildings, or gross floor area of all buildings at ground level and the height of all buildings above grade at a defined location, if applicable.
- That the survey shows all substantial, visible improvements (in addition to buildings) such as signs, parking areas or structures, swimming pools, tennis courts, etc.
- That the survey shows the relation of the improvements by distances to the perimeter of the subject property, the established building lines and the street lines.
- That the survey shows all parking areas and, if striped, the striping and the type (e.g. handicapped, motorcycle, regular, etc) and number of parking spaces, if applicable.
- That the survey shows the location of all easements necessary to bring utilities to the Property, together with the location of all utilities (i.e., sewer, water, electric, telephone and gas service) serving or existing on the property as evidenced by on-site observation or as determined by records provided by client, utility companies and other appropriate sources (with reference as to the source of information) (for example): (a) railroad tracks and sidings; (b) manholes, catch basins, valve vaults or other surface indications of subterranean uses; (c) wires and cables (including their function) crossing the surveyed premises, all poles on or within ten feet of the surveyed premises, and the dimensions of all crosswires or overhangs affecting the surveyed premises; and (d) utility company installations on the surveyed premises.
- That the survey shows the location of all matters affecting the land, including fences, pipelines and streams.
- That the survey shows all observable evidence of earth moving work, building construction or building additions within recent months.
- That the survey shows all observable evidence of site use as a solid waste dump, sump or sanitary landfill.
- That if the subject property is described as being on a field map or plot, a legend relating the survey to said map or plot is on the survey.
- That the survey shows any coastal body of water or navigable waterway within 150 feet of the subject property, if applicable.
- That the survey shows all applicable coastal construction lines, bulkhead lines, mean high water marks and erosion control lines must be shown on the survey or a statement contained therein that same do not lie within the boundary of the subject property.
- That the subject property does not serve any adjoining property for drainage, ingress or egress or any other purpose, except as shown on the survey.
- That the subject property is within special flood hazard area 120168, Panel 1516 K, AE, Elevation 6'-7', dated 2/18/05 as shown in the most recent Flood Hazard Boundary Maps prepared by the Department of Housing and Urban Development.
- That the Subject Property is zoned Historic Special Medium Density Residential District under zoning codes of the Island of Key West.
- That the survey shows any significant observations not otherwise disclosed.

24. That the survey represented hereon meets the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 2011 and pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an Urban Survey, and includes items 1, 2, 3, 4, 6a, 6b, 7a,b,c, 8, 9, 10, 11a, 13, 14, 15, 17, 18, and 19. of Table A thereof. The field work was completed on October 21, 2015.
This instrument is not valid unless it bears an original signature and an embossed surveyor's seal.

DATED: _____
FREDERICK H. HILDEBRANDT
 Professional Land Surveyor & Mapper No. 2749
 Professional Engineer No. 36810
 State of Florida

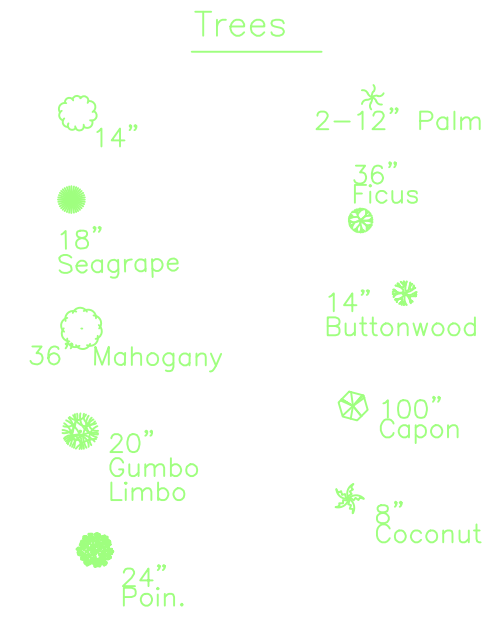
Legal Description: Peary Court;
 Prepared by undersigner;
 Note: Legal based on Physical properties;
 A parcel of land situated in the City of Key West, Monroe County, Florida and being more particularly described as follows: COMMENCING at the intersection of the Northwesterly Right-of-Way Line of Newton Street and the Northeastery Right-of-Way Line of White Street (Florida State Plane Coordinates East Zone NAD 83/90, Northing = 82591.01, Easting = 392639.41); thence N 34°08'30" W along the said Northeastery Right-of-Way Line of White Street for 310.39 feet; thence N 55°51'30" W for a distance of 0.05 feet to the back edge (Northeast side) of a concrete sidewalk and the Point of Beginning; thence N.34°08'00"W., and along the Northeast edge of a concrete sidewalk a distance of 289.66 feet; thence S 55°51'30" W for a distance of 0.10 feet to the Northeastery Right-of-Way Line of White Street; thence N 34°08'30" W along the said Northeastery Right-of-Way Line of White Street for a distance of 31.83 feet; thence N 55°51'30" E for a distance of 0.10 feet to the said back of the sidewalk of White Street; thence N 34°08'00" W along the said Northeastery edge of a sidewalk for a distance of 853.03 feet to an existing fence; thence N.55°36'56"E., and along the said fence, which lies on Eaton Street a distance of 194.19 feet to a point lying 0.5 feet (6 inches) Northeast of a fence corner; thence S.79°06'43"E., and along a line lying 0.5 feet (6 inches) Northeastly of an existing fence and wall a distance of 1206.74 feet; thence N 10°44'48" E for a distance of 8.75 feet to the Southeastery Right-of-Way Line of Palm Avenue; thence S 79°15'12" E along the said Southeastery Right-of-Way Line of Palm Avenue for a distance of 55.00 feet; thence S 10°44'48" W for a distance of 8.88 feet to the extension of a line lying 0.5 feet (6 inches) Northeastly of the existing fence and wall; thence S 79°06'43" E and along a line lying 0.5 feet (6 inches) Northeastly of the existing fence and wall for a distance of 325.66 feet to a point lying 0.5 feet (6") from the corner of the fence on Eisenhower Drive; thence S 40°23'08" E along the fence on Eisenhower for a distance of 20.90 feet; thence S 14°07'44" E and being partially along a fence line for 167.37 feet to Angela Street; thence S.56°24'46"W., and along a line lying 0.5 feet (6 inches) Southeastly of the fence line of Angela Street a distance of 1080.22 feet; thence N.19°36'43"W., and along the edge of an existing fence a distance of 72.01 feet; thence S.68°44'44"W., and along the edge of an existing fence a distance of 204.28 feet to the Northeast side of a concrete sidewalk and the Point of Beginning.
 Parcel contains 1053433.77 square feet or 24.1835 acres, more or less.



Schedule B-2 Exceptions	
1. Defects, liens, adverse claims	N/A
2. Taxes or special assessments, for 2015 and subsequent years, which are not due and payable.	N/A
3A. Standard Exceptions, Easements, boundary line dispute, overlaps	See Survey
3B. Rights or claims of parties in possession not shown by the public records	N/A
3C. Any lien or right to a lien	N/A
3D. Taxes or assessments which are not shown as existing liens	N/A
4. Any claim of sovereign lands of the State of Florida	N/A
5. Any lien provided by County Ordinance or by Chapter 159, Fl. Statutes	N/A
6. Intentionally deleted	
7. Easement granted the City of Key West recorded in Deed Book G-56, Page 449 (And Shown on NAS Key West, Florida, ALTA/ACSM Land Title Survey, Navy Southeast, Military Housing, prepared by David M. Bruno, PSM for Woolpert, Inc. under Job No. 66060.05, dated September 11, 2007, and last revised November 16, 2007.	See Survey
8. Grant of Easement to BellSouth Telecommunications, Inc. dated July 2, 1998, N 62467-98-RP-00114, for a period of 50 years. (And Shown on NAS Key West, Florida, ALTA/ACSM Land Title Survey, Navy Southeast, Military Housing, prepared by David M. Bruno, PSM for Woolpert, Inc. under Job No. 66060.05, dated September 11, 2007, and last revised November 16, 2007.	See Survey
9. Grant of Easement for overhead power lines to the City of Key West, Florida 9/3/1963, NOy(R) 66502, for a period of 50 years. (And Shown on NAS Key West, Florida, ALTA/ACSM Land Title Survey, Navy Southeast, Military Housing, prepared by David M. Bruno, PSM for Woolpert, Inc. under Job No. 66060.05, dated September 11, 2007, and last revised November 16, 2007.	See Survey
10. Matters as set forth on the survey prepared by Island Surveying Inc., dated January 31, 2012, last revised March 7, 2012, Drawing No. 12-126 as follows: a. Encroachments, if any, of improvements which have not been shown on the survey; b. Survey reflects a "Gap" between the right of way of Palm Avenue and the North property line. c. Encroachments, if any, lying in the 20' wide Easement of the Florida Keys Authority by unrecorded no. N69450-08-Rp-00011, which has not been located on the survey.	See Comments on survey
11-18 Deleted	
19. Terms, covenants, conditions and other matters	N/A
20. 20 foot wide Easement to the Florida Keys Aquaduct Authority by unrecorded No. N69450-08-Rp-00011, O.R. Book 2368, Page 2062	See Comments on survey

N/A = Not a survey matter

Comments: Item 10: Any encroachments have been shown, if any. There is a gap between the Navy Boundary or adjoining streets with the current legal description. There is no gap for access at Southard Street and opposite the entrance into Trumbo. The Florida Aquaduct has a 20 foot easement, 10 feet on each side of their water lines. More than likely there are some encroachments within the easement.



Monumentation:
 ▲ = fd. P.K. & Disc. L.B. 6929 Navy Boundary was monumentated
 ■ = fd. Brass Disc. L.B. 6929
 △ = set or fd. P.K. Disc. L.B. 7700

FIRM: 120168, Panel 1516 K
 Zone, AE, Elevation 6' & 7'
 2/18/05

ZONING: HSMDR (Historic Special Medium Density Residential District)
 Note: This is a new zoning made just for Peary Court

- Dimensional requirements:
 1. Max. density 8.6 dwelling units per acre
 2. Max. floor ratio, 1.0
 3. Max. Height 30 feet
 4. Max. Lot coverage:
 a. Max. Building coverage: 40%
 b. Max. impervious surface ratio: 60%
 5. Min. lot size: 5000 square feet
 a. Min. lot width 50 feet
 b. Min. lot depth 100 feet
 6. Min. setbacks:
 a. Front: 10 feet
 b. Side: 5 feet
 c. Rear 15 feet
 d. Street side: 7.5 feet

Building heights are 28'

- ±5.08 = Existing Elevation
 Grades are 1929 N.G.V.D.
 Abbreviations:
 M.H. = Man Hole
 St. M.H. = Storm Man Hole
 C.B. = Catch Basin
 Sty. = Story
 R/W = Right-of-Way
 fd. = Found
 p. = Plot
 m. = Measured
 d. = Deed
 N.T.S. = Not to Scale
 C = Centerline
 Elev. = Elevation
 B.M. = Bench Mark
 ⊕ = Firewell
 o/h = Overhead
 u/g = Underground
 F.F.L. = Finish Floor Elevation
 conc. = concrete
 I.P. = Iron Pipe
 I.B. = Iron Bar
 C.B.S. = Concrete Block Stucco
 cov'd. = Covered
 ■ = Concrete Utility Pole
 ⚡ = Wood Utility Pole
 P.O.C. = Point of Commence
 P.O.B. = Point of Beginning
 P.B. = Plot Book
 pg. = page
 wd. = Wood
 Bal. = Balcony
 Pl. = Planter
 A/C = Air Conditioner
 C = Fire Hydt.
 ⚡ = Water Valve
 ⚡ = Light Pole

Field Work performed on: 10/21/15

Updated 10/22/15: major change, removal of old credit union bldg.

PEARY COURT
MAJOR DEVELOPMENT SUBMITTAL
KEY WEST, FLORIDA, 33040

**Project Statistics:
Peary Court
Key West, FL 33040**

Abbreviations:

M.H. = Man Hole	Grades are 1929 N.G.V.D.	P.O.C. = Point of Commencement
S.M.H. = Storm Man Hole	u/h = Overhead	P.B. = Point of Beginning
C.B. = Catch Basin	u/g = Underground	P.B. = Plat Book
Sty. = Story	F.F. = Finish Floor Elevation	sq. = Single
R.W. = Right-of-Way	con. = concrete	wd. = Wood
HL = Hand Line	I.P. = Iron Pipe	Blk. = Block
P. = Plat	I.B. = Iron Bolt	Pl. = Plaster
M. = Measured	C.S.S. = Concrete Block Sluice	A/C = Air Conditioner
D. = Ditch	cov. = Covered	CL = Fire Hydr.
N.T.S. = Not to Scale	■ = Concrete Utility Pole	W.V. = Water Valve
E. = Elevation	⊥ = Wood Utility Pole	L = Light Pole
B.M. = Bench Mark		

GENERAL INFORMATION:

DISTRICT: HSMR - Historic Special Medium Density Residential
 GROSS AREA: 24.1835 ACRES OR 1,053,433.77 SF
 SETBACKS REQUIRED:
 FRONT (White Street) 10' PROVIDED: 10'
 SIDE YARD (Palm, Angela, Eaton): 7.5' PROVIDED: 7.5'
 REAR (Eisenhower): 15' PROVIDED: 15'

BUILDING HEIGHT: 30'-0" FROM CROWN OF ROAD AT WHITE STREET (6.09 NGVD29)
 PROPOSED MAXIMUM BUILDING HEIGHT: 28'-0"
 MAX BUILDING COVERAGE ALLOWED: 40% or 421,374 s.f.
 EXISTING BUILDING COVERAGE: 15.8% or 166,382 s.f.
 PROPOSED BUILDING COVERAGE: 188,320 s.f. or 17.8%

EXISTING UNITS: 160
 ENTITLEMENTS: 48 DU APPROVED DEVELOPMENT PLAN
 (33 TWO BEDROOM UNITS, 15 CONVERSIONS)
 208 UNITS TOTAL ENTITLEMENTS

PARKING REQUIREMENT:

33 PARKING SPACES REQUIRED FOR NEW UNITS PROVIDED: 33 NEW PARKING SPACES
 15 PARKING SPACES REQUIRED FOR CONVERSIONS PROVIDED: 15 EXISTING PARKING SPACES
 10% BICYCLE PARKING REQ. PROVIDED: 24 NEW BICYCLE SPACES

MAXIMUM ALLOWED IMPERVIOUS AREA: 60% or 632,060 s.f.

TOTAL EXISTING IMPERVIOUS AREA:
 Existing Unit Coverage: 166,382 s.f.
 Existing Roadways & Sidewalks: 321,638 s.f.
 488,020 s.f. or 46.33%

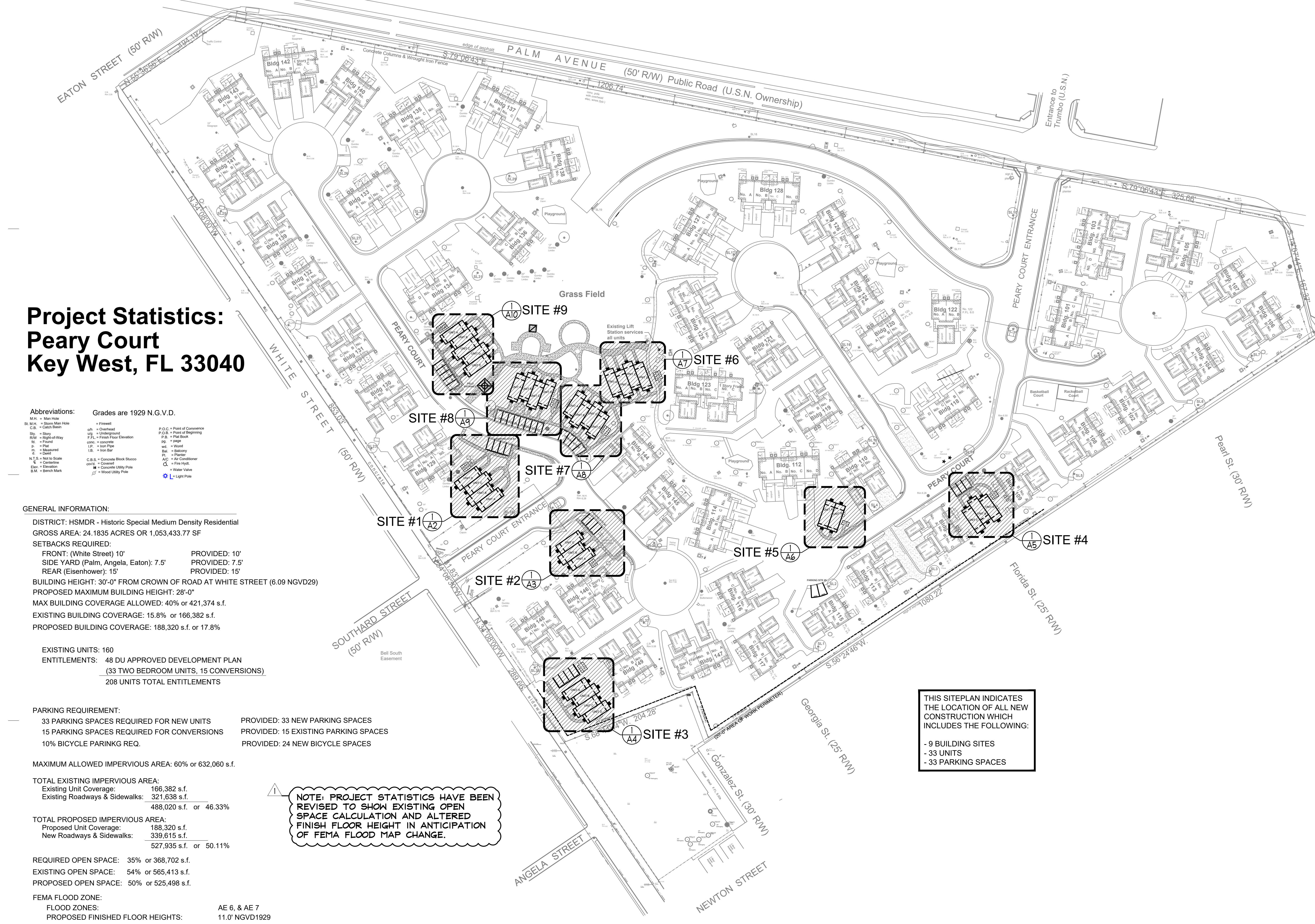
TOTAL PROPOSED IMPERVIOUS AREA:
 Proposed Unit Coverage: 188,320 s.f.
 New Roadways & Sidewalks: 339,615 s.f.
 527,935 s.f. or 50.11%

REQUIRED OPEN SPACE: 35% or 368,702 s.f.
 EXISTING OPEN SPACE: 54% or 565,413 s.f.
 PROPOSED OPEN SPACE: 50% or 525,498 s.f.

FEMA FLOOD ZONE:
 FLOOD ZONES: AE 6, & AE 7
 PROPOSED FINISHED FLOOR HEIGHTS: 11.0' NGVD1929
 (anticipating flood map change to NAVD88 datum and flood zone to AE9)

NOTE: PROJECT STATISTICS HAVE BEEN REVISED TO SHOW EXISTING OPEN SPACE CALCULATION AND ALTERED FINISH FLOOR HEIGHT IN ANTICIPATION OF FEMA FLOOD MAP CHANGE.

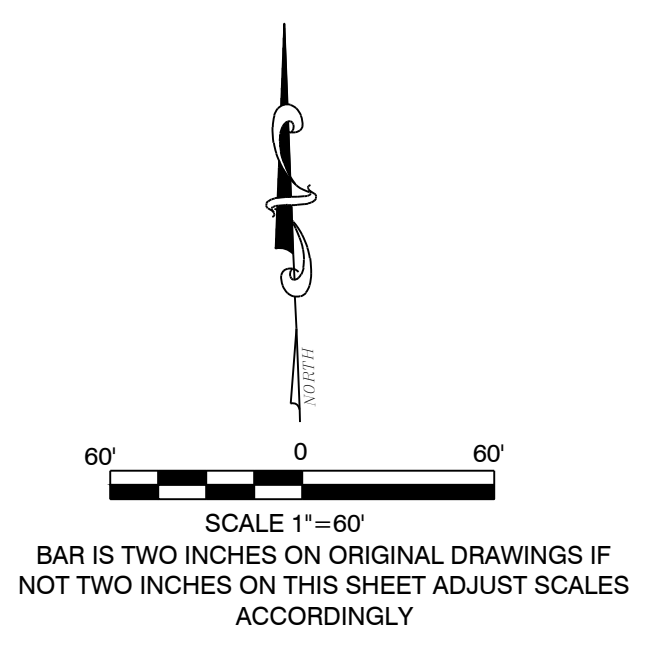
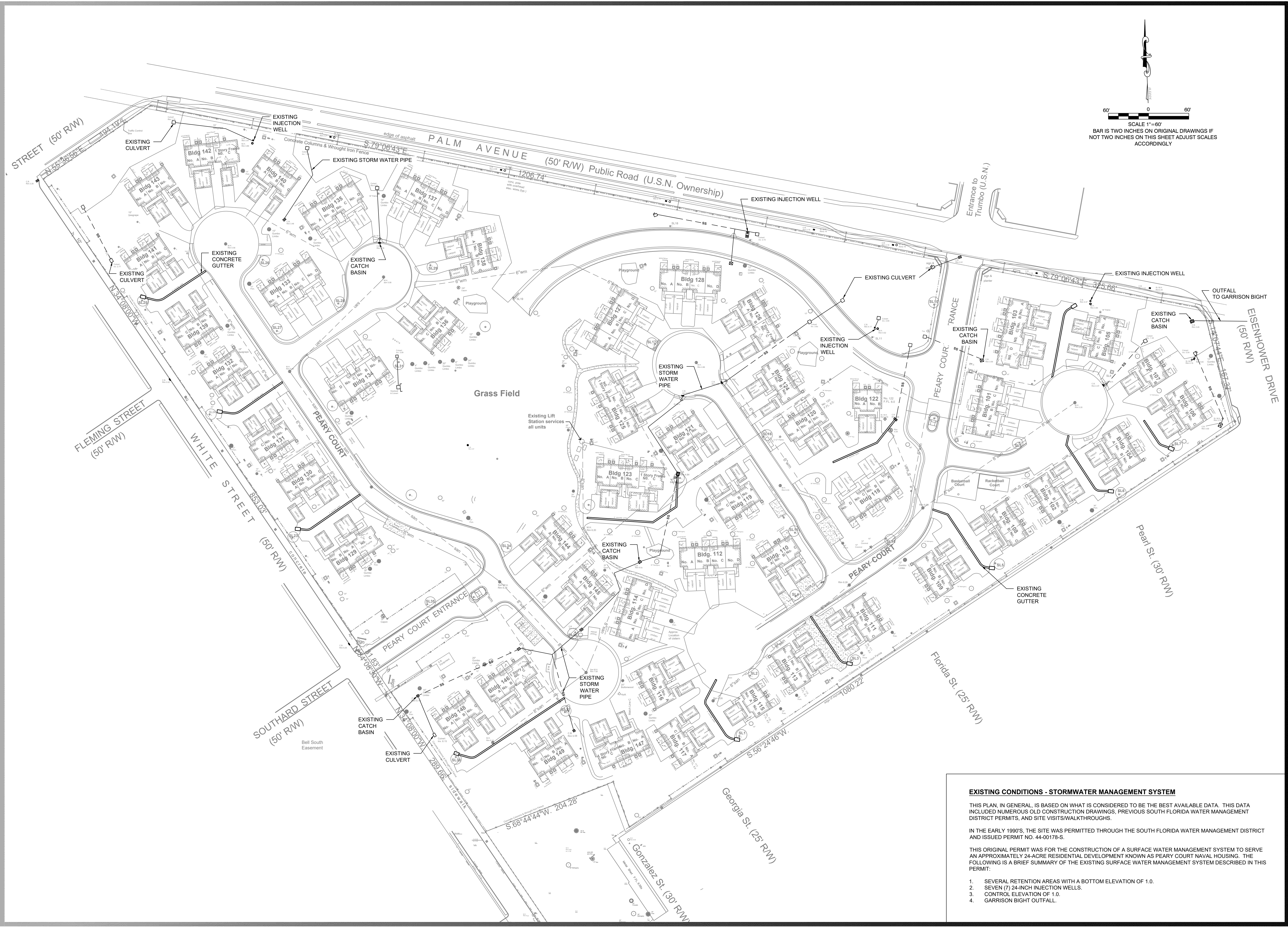
THIS SITEPLAN INDICATES THE LOCATION OF ALL NEW CONSTRUCTION WHICH INCLUDES THE FOLLOWING:
 - 9 BUILDING SITES
 - 33 UNITS
 - 33 PARKING SPACES



410 Angela Street
 Key West, Florida 33040
 Telephone (305) 296-1347
 Facsimile (305) 296-2727
 Florida License AAC002022

Bender & Associates
 ARCHITECTS
 p.c.

Project No: 1622-A
 Date: 7/01/2021



EXISTING CONDITIONS - STORMWATER MANAGEMENT SYSTEM

THIS PLAN, IN GENERAL, IS BASED ON WHAT IS CONSIDERED TO BE THE BEST AVAILABLE DATA. THIS DATA INCLUDED NUMEROUS OLD CONSTRUCTION DRAWINGS, PREVIOUS SOUTH FLORIDA WATER MANAGEMENT DISTRICT PERMITS, AND SITE VISITS/WALKTHROUGHS.

IN THE EARLY 1990'S, THE SITE WAS PERMITTED THROUGH THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT AND ISSUED PERMIT NO. 44-00178-S.

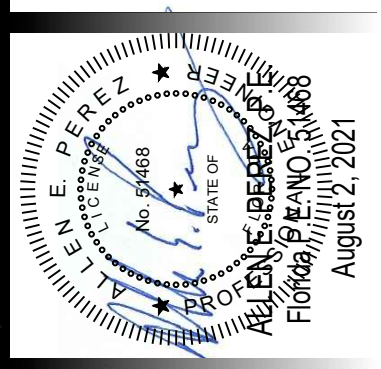
THIS ORIGINAL PERMIT WAS FOR THE CONSTRUCTION OF A SURFACE WATER MANAGEMENT SYSTEM TO SERVE AN APPROXIMATELY 24-ACRE RESIDENTIAL DEVELOPMENT KNOWN AS PEARY COURT NAVAL HOUSING. THE FOLLOWING IS A BRIEF SUMMARY OF THE EXISTING SURFACE WATER MANAGEMENT SYSTEM DESCRIBED IN THIS PERMIT:

- SEVERAL RETENTION AREAS WITH A BOTTOM ELEVATION OF 1.0.
- SEVEN (7) 24-INCH INJECTION WELLS.
- CONTROL ELEVATION OF 1.0.
- GARRISON BIGHT OUTFALL.

CIVIL ENGINEERING • REGULATORY PERMITTING • CONSTRUCTION MANAGEMENT

PEREZ ENGINEERING
& DEVELOPMENT, INC.
CERTIFICATE OF AUTHORIZATION No. 8379

Key West Office
1010 East Kennedy Drive, Suite 202
Key West, Florida 33040
Tel. (305) 293-9440



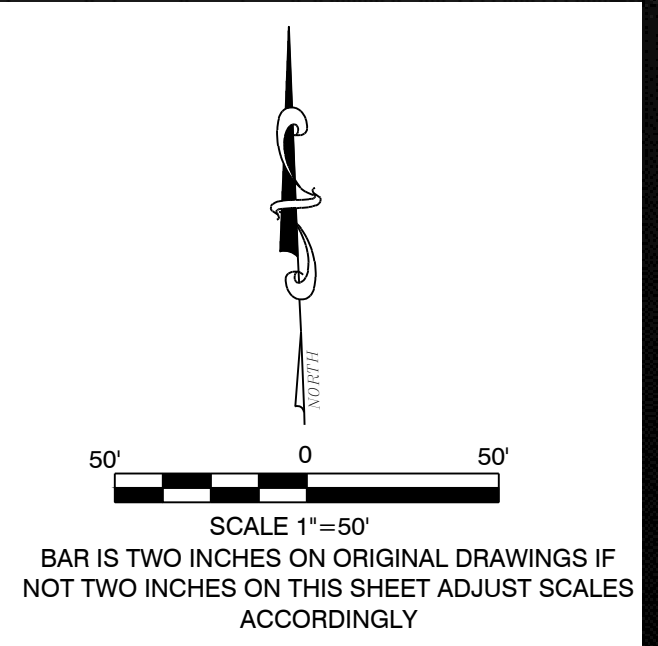
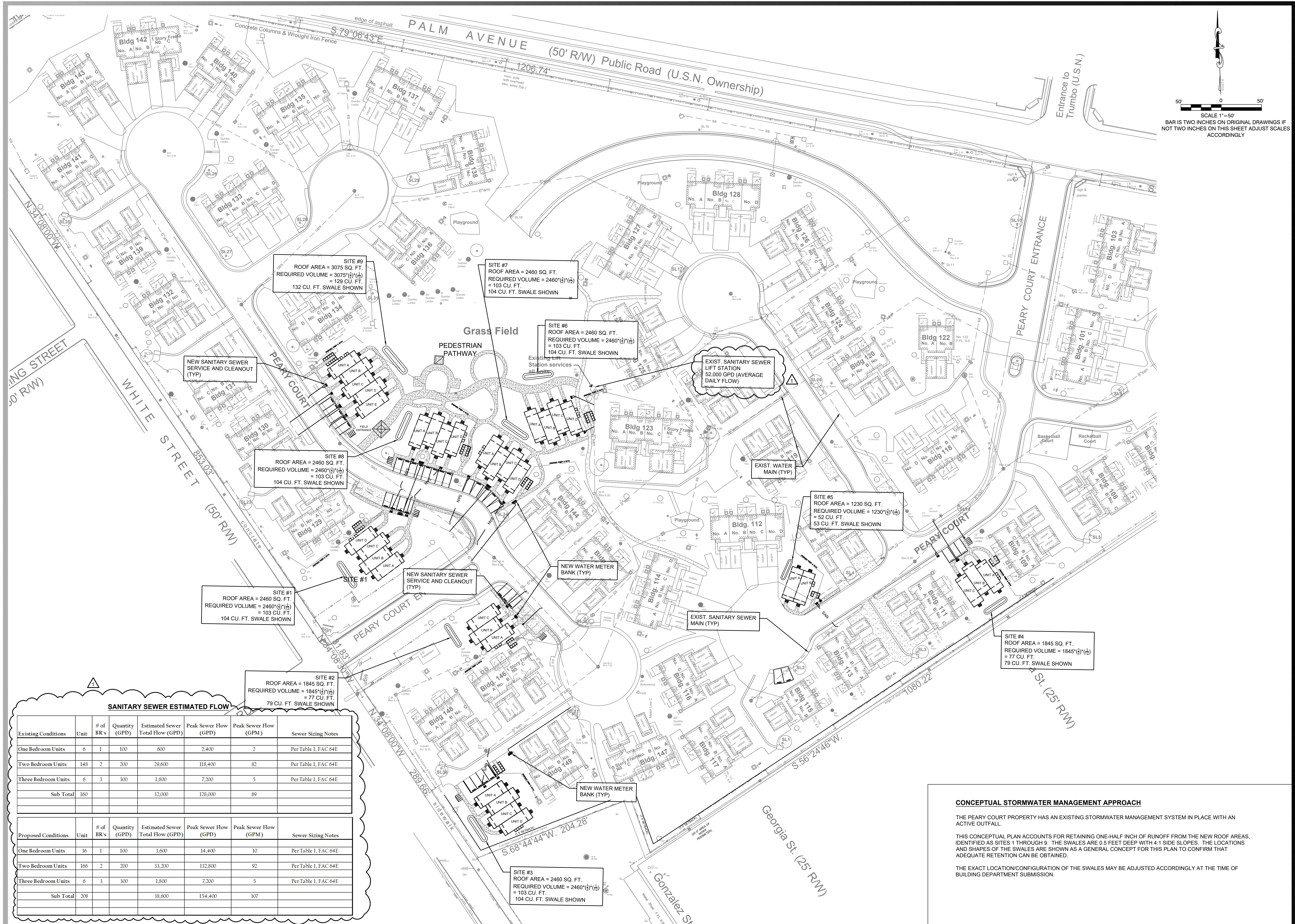
ORIGINAL: JUNE 2021

REVISIONS:	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

PEARY COURT
NEW RESIDENTIAL UNITS
EXISTING CONDITIONS - DRAINAGE

BENDER & ASSOCIATES
410 ANGELA STREET
KEY WEST, FL. 33040

JOB NO.	211011
DRAWN	AEP
DESIGNED	AEP
CHECKED	AEP



SITE #9
 ROOF AREA = 3075 SQ. FT.
 REQUIRED VOLUME = 3075*($\frac{1}{4}$)*($\frac{1}{4}$)
 = 129 CU. FT.
 132 CU. FT. SWALE SHOWN

SITE #7
 ROOF AREA = 2460 SQ. FT.
 REQUIRED VOLUME = 2460*($\frac{1}{4}$)*($\frac{1}{4}$)
 = 103 CU. FT.
 104 CU. FT. SWALE SHOWN

SITE #6
 ROOF AREA = 2460 SQ. FT.
 REQUIRED VOLUME = 2460*($\frac{1}{4}$)*($\frac{1}{4}$)
 = 103 CU. FT.
 104 CU. FT. SWALE SHOWN

SITE #8
 ROOF AREA = 2460 SQ. FT.
 REQUIRED VOLUME = 2460*($\frac{1}{4}$)*($\frac{1}{4}$)
 = 103 CU. FT.
 104 CU. FT. SWALE SHOWN

SITE #5
 ROOF AREA = 1230 SQ. FT.
 REQUIRED VOLUME = 1230*($\frac{1}{4}$)*($\frac{1}{4}$)
 = 53 CU. FT.
 53 CU. FT. SWALE SHOWN

SITE #1
 ROOF AREA = 2460 SQ. FT.
 REQUIRED VOLUME = 2460*($\frac{1}{4}$)*($\frac{1}{4}$)
 = 103 CU. FT.
 104 CU. FT. SWALE SHOWN

SITE #4
 ROOF AREA = 1845 SQ. FT.
 REQUIRED VOLUME = 1845*($\frac{1}{4}$)*($\frac{1}{4}$)
 = 77 CU. FT.
 79 CU. FT. SWALE SHOWN

SITE #2
 ROOF AREA = 1845 SQ. FT.
 REQUIRED VOLUME = 1845*($\frac{1}{4}$)*($\frac{1}{4}$)
 = 77 CU. FT.
 79 CU. FT. SWALE SHOWN

SITE #3
 ROOF AREA = 2460 SQ. FT.
 REQUIRED VOLUME = 2460*($\frac{1}{4}$)*($\frac{1}{4}$)
 = 103 CU. FT.
 104 CU. FT. SWALE SHOWN

SANITARY SEWER ESTIMATED FLOW

Existing Conditions	Unit	# of BR's	Quantity (GPD)	Estimated Sewer Total Flow (GPD)	Peak Sewer Flow (GPD)	Peak Sewer Flow (GPM)	Sewer Sizing Notes
One Bedroom Units	6	1	100	600	2,400	2	Per Table I, FAC 64E
Two Bedroom Units	148	2	200	29,600	118,400	82	Per Table I, FAC 64E
Three Bedroom Units	6	3	300	1,800	7,200	5	Per Table I, FAC 64E
Sub Total	160			32,000	128,000	89	

Proposed Conditions	Unit	# of BR's	Quantity (GPD)	Estimated Sewer Total Flow (GPD)	Peak Sewer Flow (GPD)	Peak Sewer Flow (GPM)	Sewer Sizing Notes
One Bedroom Units	36	1	100	3,600	14,400	10	Per Table I, FAC 64E
Two Bedroom Units	166	2	200	33,200	132,800	92	Per Table I, FAC 64E
Three Bedroom Units	6	3	300	1,800	7,200	5	Per Table I, FAC 64E
Sub Total	208			38,600	154,400	107	

CONCEPTUAL STORMWATER MANAGEMENT APPROACH

THE PEARY COURT PROPERTY HAS AN EXISTING STORMWATER MANAGEMENT SYSTEM IN PLACE WITH AN ACTIVE OUTFALL.

THIS CONCEPTUAL PLAN ACCOUNTS FOR RETAINING ONE-HALF INCH OF RUNOFF FROM THE NEW ROOF AREAS, IDENTIFIED AS SITES 1 THROUGH 9. THE SWALES ARE 0.5 FEET DEEP WITH 4:1 SIDE SLOPES. THE LOCATIONS AND SHAPES OF THE SWALES ARE SHOWN AS A GENERAL CONCEPT FOR THIS PLAN TO CONFIRM THAT ADEQUATE RETENTION CAN BE OBTAINED.

THE EXACT LOCATION/CONFIGURATION OF THE SWALES MAY BE ADJUSTED ACCORDINGLY AT THE TIME OF BUILDING DEPARTMENT SUBMISSION.

CIVIL ENGINEERING • REGULATORY PERMITTING • CONSTRUCTION MANAGEMENT
PEREZ ENGINEERING
 & DEVELOPMENT, INC.
 CERTIFICATE OF AUTHORIZATION No. 8379
 Key West Office
 1010 East Kennedy Drive, Suite 202
 Key West, Florida 33040
 Tel. (305) 293-9440

REVISIONS:
 1 Estimated Sanitary Sewer Flow
 2
 3
 4
 5
 6

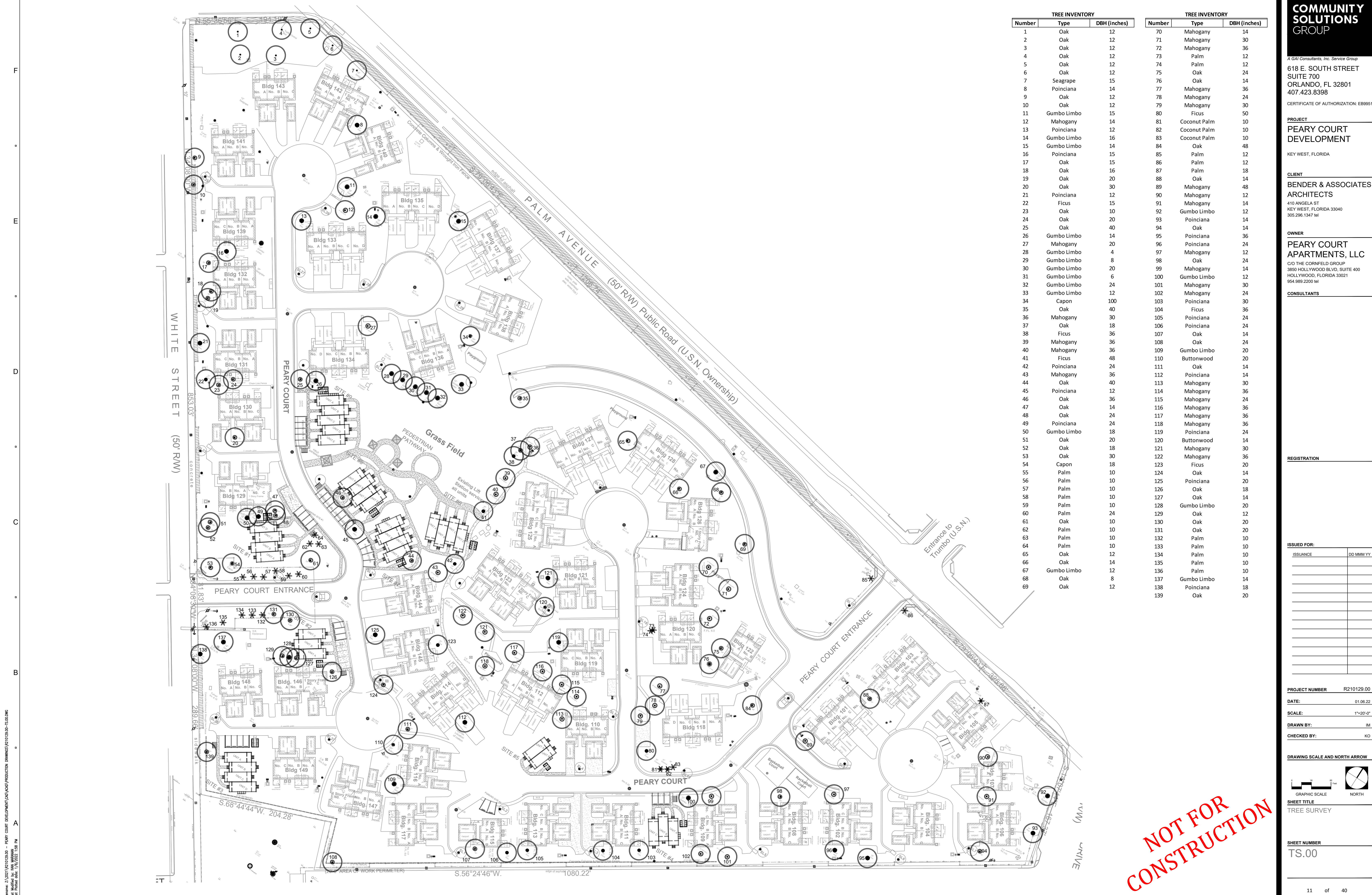
ORIGINAL: JUNE 2021
 DATE: 1/4/2022

BENDER & ASSOCIATES
 410 ANGELA STREET
 KEY WEST, FL. 33040

PEARY COURT
 NEW RESIDENTIAL UNITS
 CONCEPTUAL DRAINAGE/UTILITY PLAN

JOB NO. 211011
 DRAWN AEP
 DESIGNED AEP
 CHECKED AEP

SHEET **C-200**
 10 of 40



TREE INVENTORY			TREE INVENTORY		
Number	Type	DBH (inches)	Number	Type	DBH (inches)
1	Oak	12	70	Mahogany	14
2	Oak	12	71	Mahogany	30
3	Oak	12	72	Mahogany	36
4	Oak	12	73	Palm	12
5	Oak	12	74	Palm	12
6	Oak	12	75	Oak	24
7	Seagrape	15	76	Oak	14
8	Poinciana	14	77	Mahogany	36
9	Oak	12	78	Mahogany	24
10	Oak	12	79	Mahogany	30
11	Gumbo Limbo	15	80	Ficus	50
12	Mahogany	14	81	Coconut Palm	10
13	Poinciana	12	82	Coconut Palm	10
14	Gumbo Limbo	16	83	Coconut Palm	10
15	Gumbo Limbo	14	84	Oak	48
16	Poinciana	15	85	Palm	12
17	Oak	15	86	Palm	12
18	Oak	16	87	Palm	18
19	Oak	20	88	Oak	14
20	Oak	30	89	Mahogany	48
21	Poinciana	12	90	Mahogany	12
22	Ficus	15	91	Mahogany	14
23	Oak	10	92	Gumbo Limbo	12
24	Oak	20	93	Poinciana	14
25	Oak	40	94	Oak	14
26	Gumbo Limbo	14	95	Poinciana	36
27	Mahogany	20	96	Poinciana	24
28	Gumbo Limbo	4	97	Mahogany	12
29	Gumbo Limbo	8	98	Oak	24
30	Gumbo Limbo	20	99	Mahogany	14
31	Gumbo Limbo	6	100	Gumbo Limbo	12
32	Gumbo Limbo	24	101	Mahogany	30
33	Gumbo Limbo	12	102	Mahogany	24
34	Capon	100	103	Poinciana	30
35	Oak	40	104	Ficus	36
36	Mahogany	30	105	Poinciana	24
37	Oak	18	106	Poinciana	24
38	Ficus	36	107	Oak	14
39	Mahogany	36	108	Oak	24
40	Mahogany	36	109	Gumbo Limbo	20
41	Ficus	48	110	Buttonwood	20
42	Poinciana	24	111	Oak	14
43	Mahogany	36	112	Poinciana	14
44	Oak	40	113	Mahogany	30
45	Poinciana	12	114	Mahogany	36
46	Oak	36	115	Mahogany	24
47	Oak	14	116	Mahogany	36
48	Oak	24	117	Mahogany	36
49	Poinciana	24	118	Mahogany	36
50	Gumbo Limbo	18	119	Poinciana	24
51	Oak	20	120	Buttonwood	14
52	Oak	18	121	Mahogany	30
53	Oak	30	122	Mahogany	36
54	Capon	18	123	Ficus	20
55	Palm	10	124	Oak	14
56	Palm	10	125	Poinciana	20
57	Palm	10	126	Oak	18
58	Palm	10	127	Oak	14
59	Palm	10	128	Gumbo Limbo	20
60	Palm	24	129	Oak	12
61	Oak	10	130	Oak	20
62	Palm	10	131	Oak	20
63	Palm	10	132	Palm	10
64	Palm	10	133	Palm	10
65	Oak	12	134	Palm	10
66	Oak	14	135	Palm	10
67	Gumbo Limbo	12	136	Palm	10
68	Oak	8	137	Gumbo Limbo	14
69	Oak	12	138	Poinciana	18
			139	Oak	20

COMMUNITY SOLUTIONS GROUP

A GAI Consultants, Inc. Service Group
 618 E. SOUTH STREET
 SUITE 700
 ORLANDO, FL 32801
 407.423.8398
 CERTIFICATE OF AUTHORIZATION: EB9951

PROJECT
PEARY COURT DEVELOPMENT

KEY WEST, FLORIDA

CLIENT
BENDER & ASSOCIATES ARCHITECTS

410 ANGELA ST
 KEY WEST, FLORIDA 33040
 305.296.1347 tel

OWNER
PEARY COURT APARTMENTS, LLC

C/O THE CORNFELD GROUP
 3850 HOLLYWOOD BLVD., SUITE 400
 HOLLYWOOD, FLORIDA 33021
 954.989.2200 tel

CONSULTANTS

REGISTRATION

ISSUANCE	DD	MM	YY

PROJECT NUMBER R210129.00

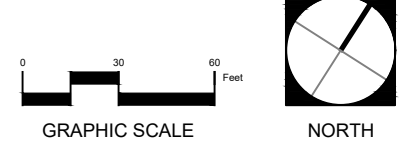
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CHECKED BY: KO

DRAWING SCALE AND NORTH ARROW



SHEET TITLE

TREE SURVEY

SHEET NUMBER

TS.00

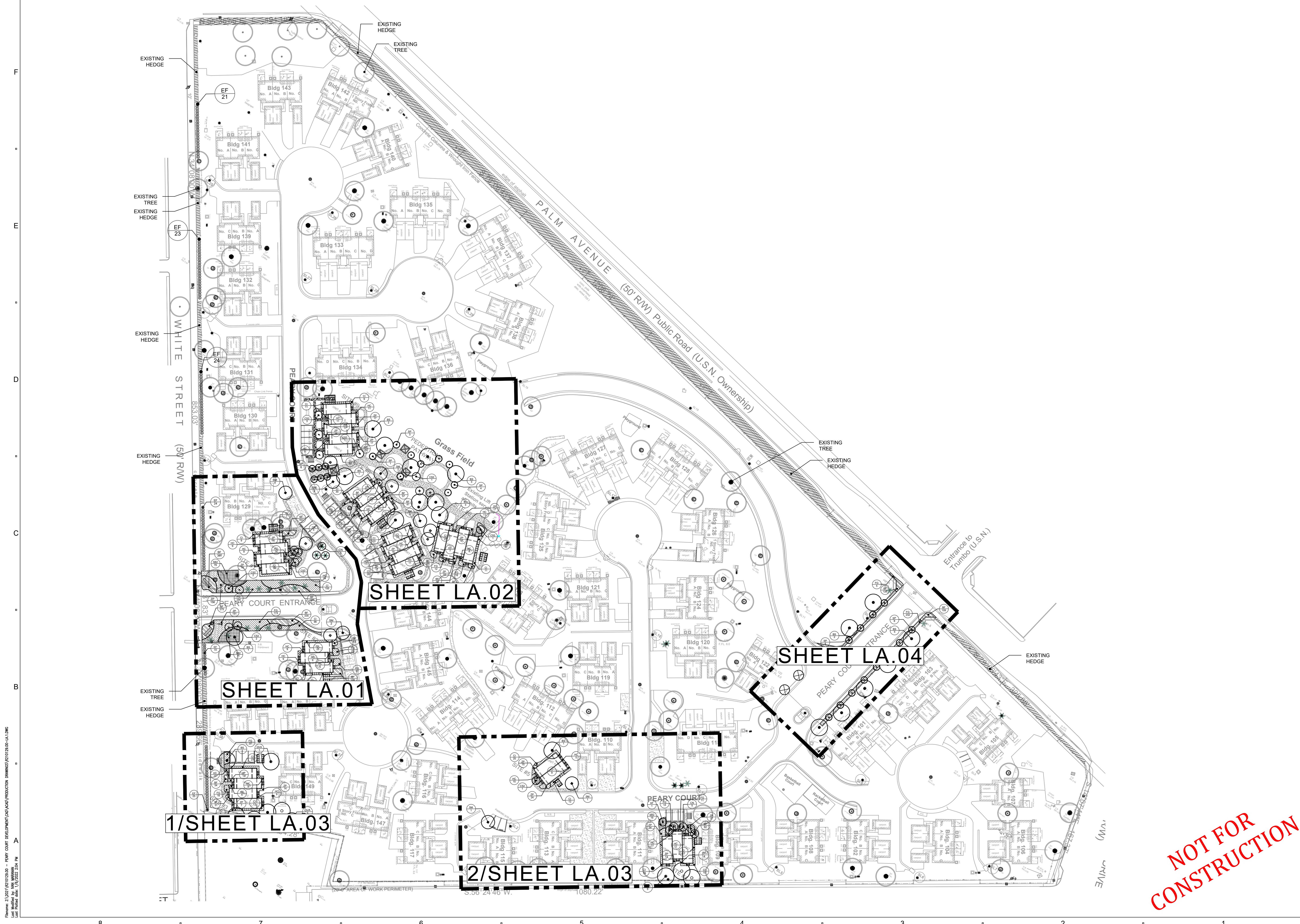
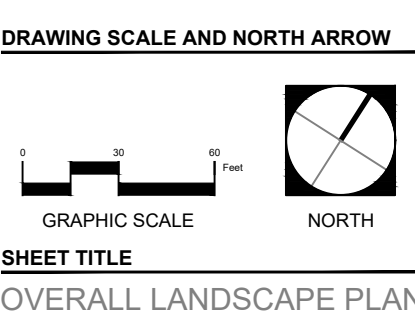
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ISSUED FOR:

ISSUANCE	DD MM YY

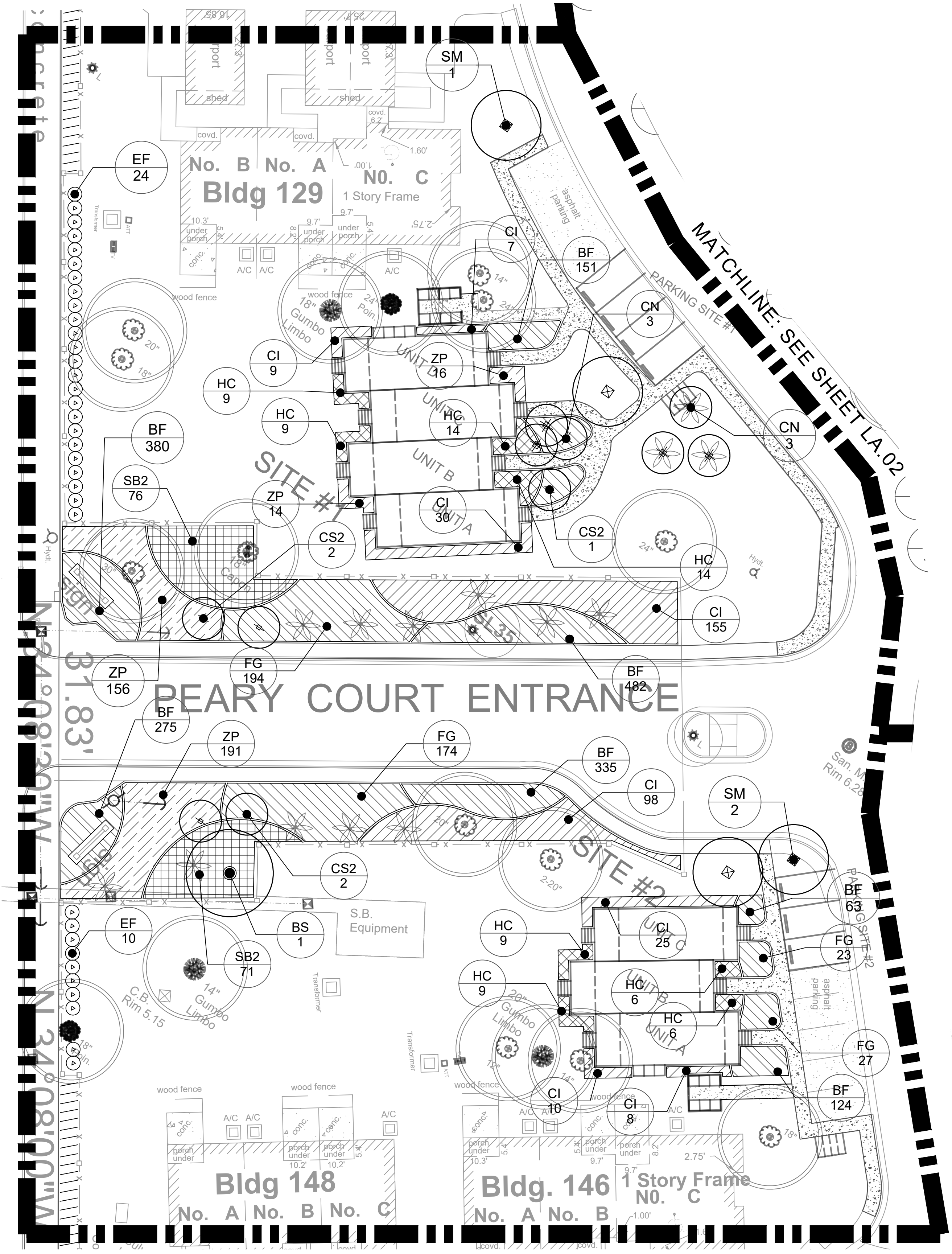
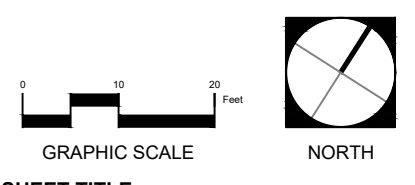
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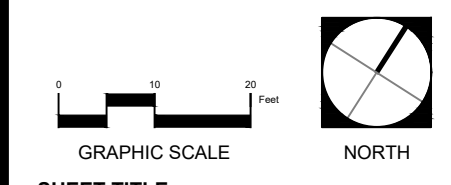
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**NOT FOR
CONSTRUCTION**

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ISSUANCE	DD MM YY

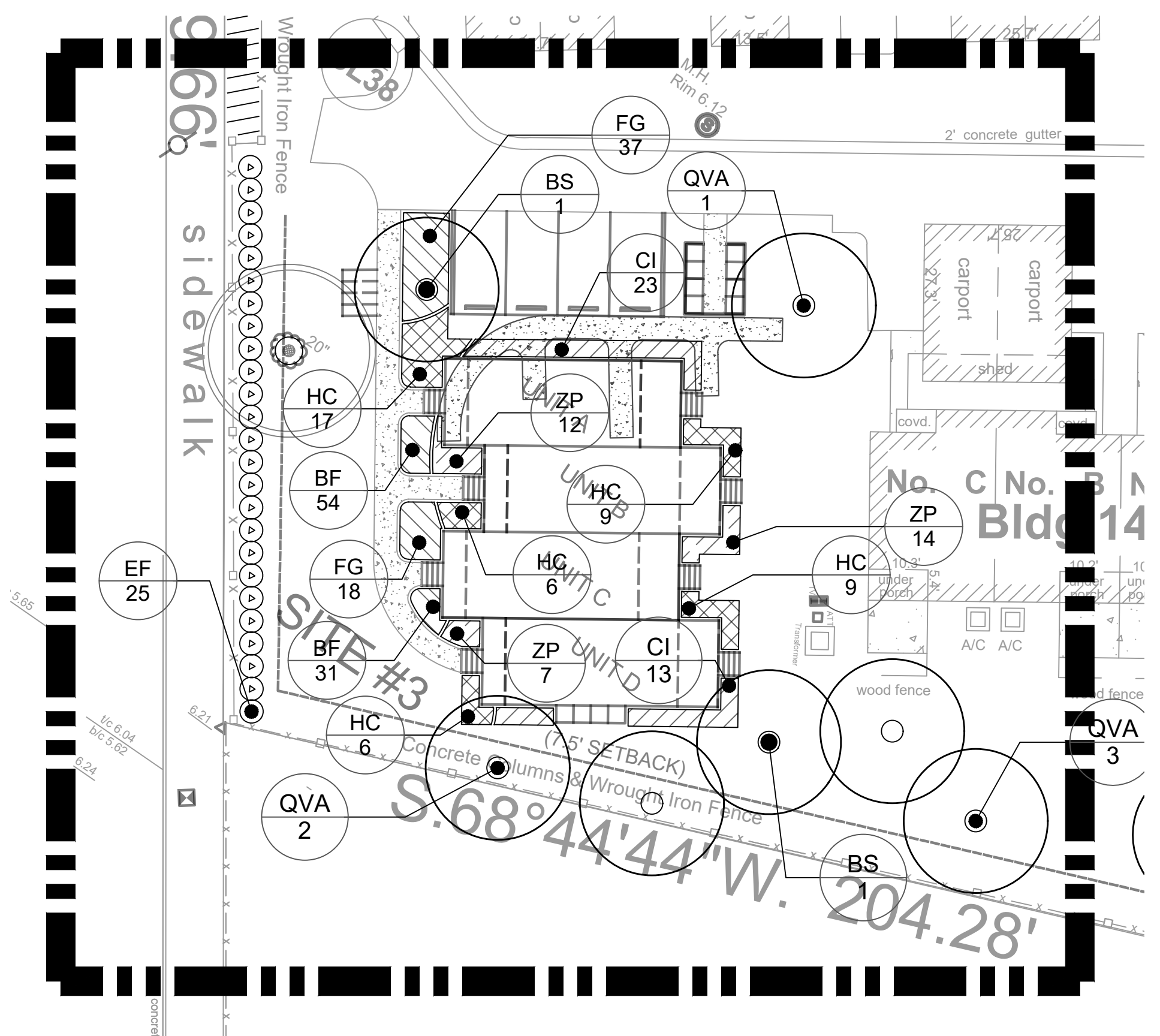
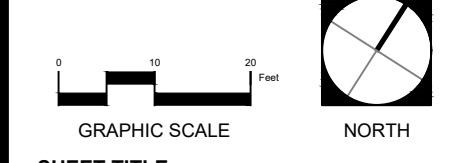


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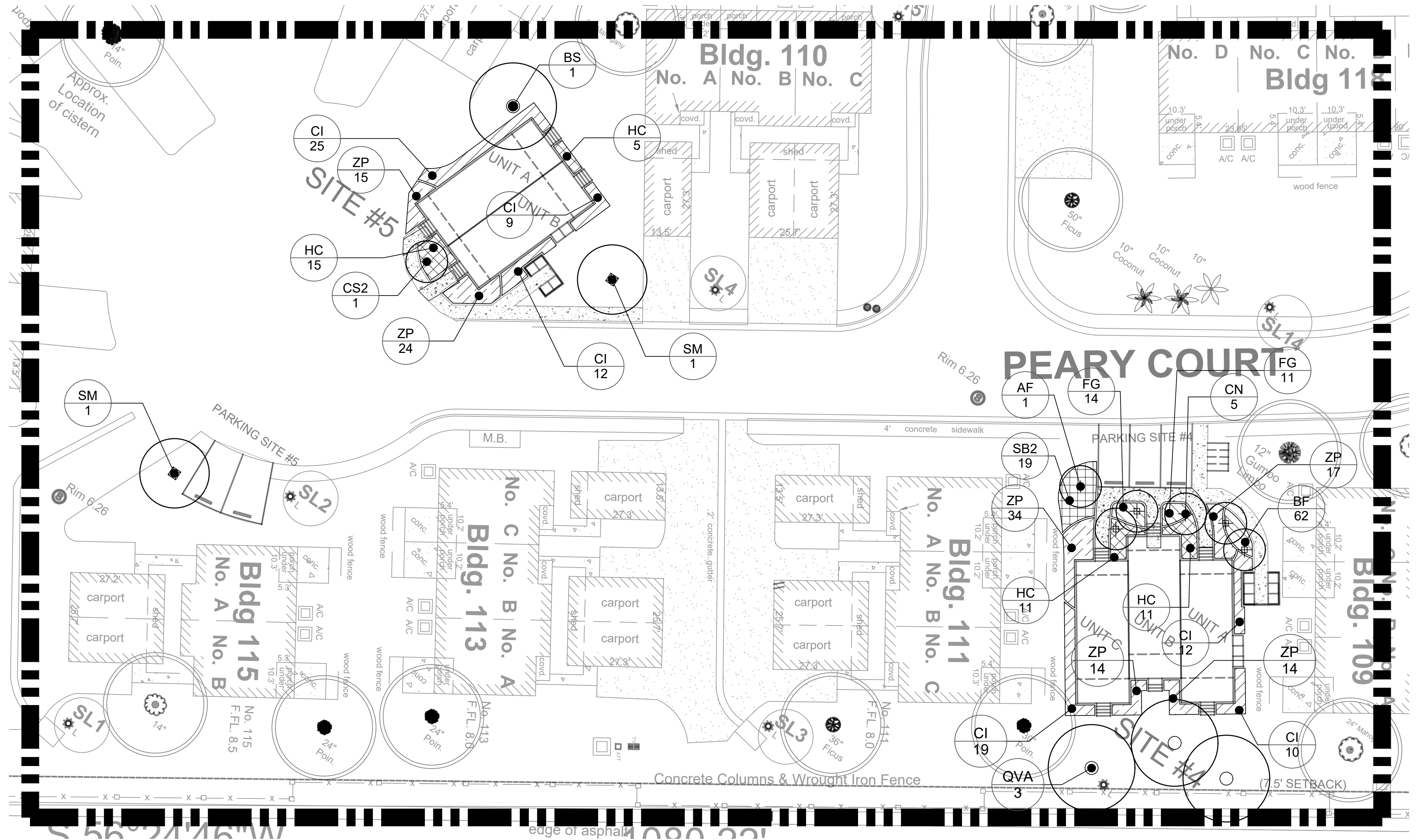
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ISSUANCE	DD MM YY

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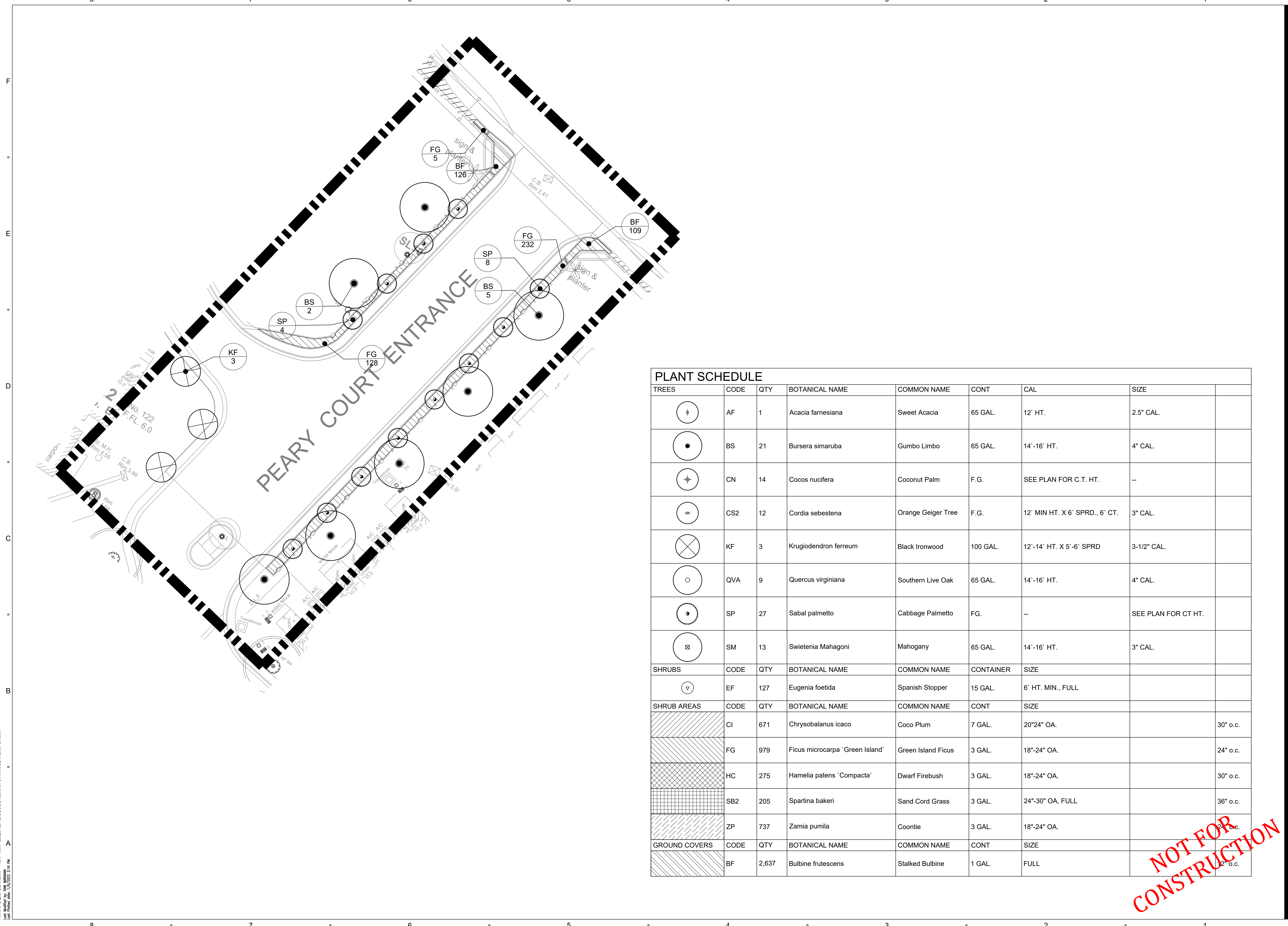


1 LANDSCAPE PLAN
 SCALE: 1"=20'-0"



2 LANDSCAPE PLAN
 SCALE: 1"=20'-0"

NOT FOR CONSTRUCTION



PLANT SCHEDULE							
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	AF	1	Acacia farnesiana	Sweet Acacia	65 GAL.	12' HT.	2.5" CAL.
	BS	21	Bursera simaruba	Gumbo Limbo	65 GAL.	14'-16' HT.	4" CAL.
	CN	14	Cocos nucifera	Coconut Palm	F.G.	SEE PLAN FOR C.T. HT.	--
	CS2	12	Cordia sebestena	Orange Geiger Tree	F.G.	12' MIN HT. X 6' SPRD., 6' CT.	3" CAL.
	KF	3	Krugiodendron ferreum	Black Ironwood	100 GAL.	12'-14' HT. X 5'-6' SPRD	3-1/2" CAL.
	QVA	9	Quercus virginiana	Southern Live Oak	65 GAL.	14'-16' HT.	4" CAL.
	SP	27	Sabal palmetto	Cabbage Palmetto	FG.	--	SEE PLAN FOR CT HT.
	SM	13	Swietenia Mahagoni	Mahogany	65 GAL.	14'-16' HT.	3" CAL.
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	
	EF	127	Eugenia foetida	Spanish Stopper	15 GAL.	6' HT. MIN., FULL	
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	
	CI	671	Chrysobalanus icaco	Coco Plum	7 GAL.	20"24" OA.	30" o.c.
	FG	979	Ficus microcarpa 'Green Island'	Green Island Ficus	3 GAL.	18"-24" OA.	24" o.c.
	HC	275	Hamelia patens 'Compacta'	Dwarf Firebush	3 GAL.	18"-24" OA.	30" o.c.
	SB2	205	Spartina bakeri	Sand Cord Grass	3 GAL.	24"-30" OA, FULL	36" o.c.
	ZP	737	Zamia pumila	Coontie	3 GAL.	18"-24" OA.	24" o.c.
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	
	BF	2,637	Bulbine frutescens	Stalked Bulbine	1 GAL.	FULL	12" o.c.

NOT FOR CONSTRUCTION

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 Last Printed Date: 1/2/2022 2:11 PM

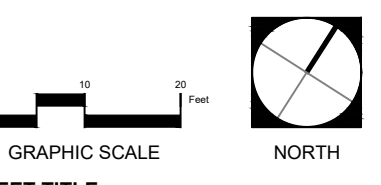
REGISTRATION

ISSUED FOR:

ISSUANCE	DD	MM	YY

PROJECT NUMBER R210129.00
DATE: 01.06.22
SCALE: 1"=20'-0"
DRAWN BY: IM
CHECKED BY: KO

DRAWING SCALE AND NORTH ARROW



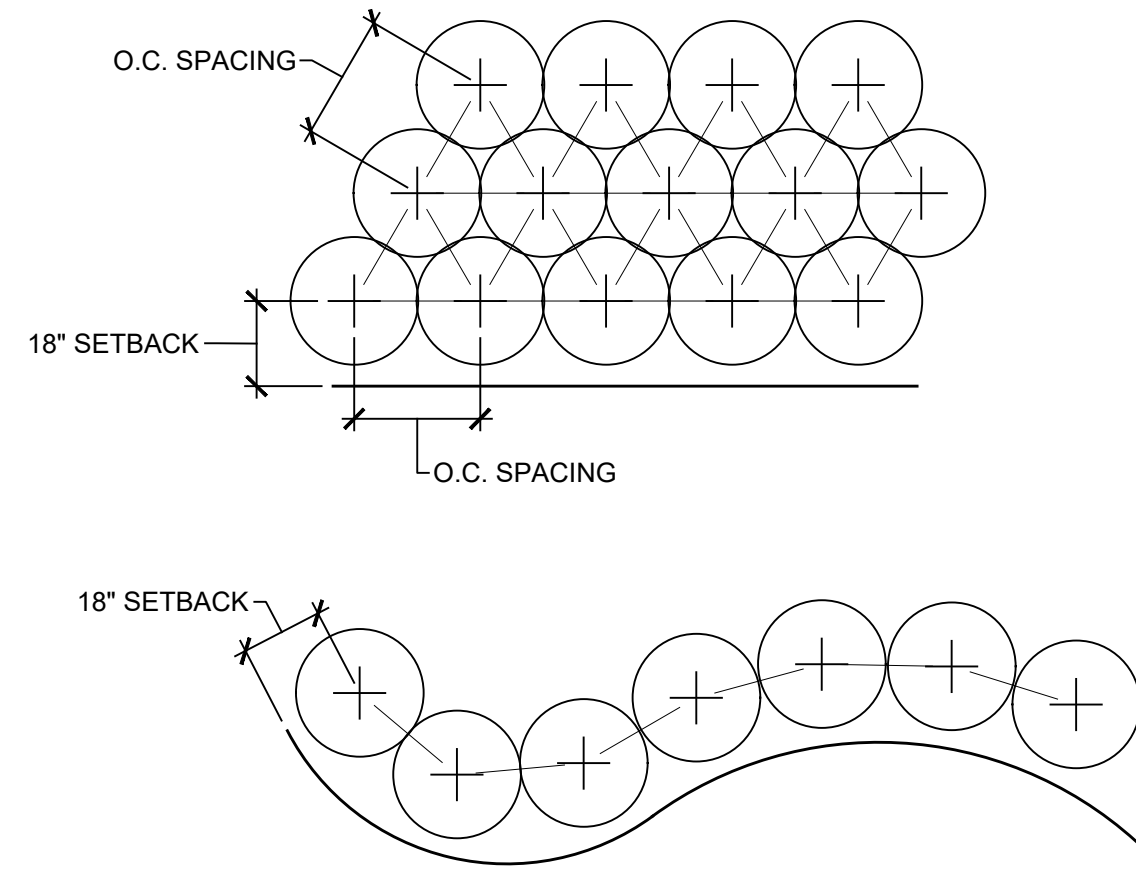
SHEET TITLE

LANDSCAPE PLAN & SCHEDULE

SHEET NUMBER
 LA.04

NOTES:

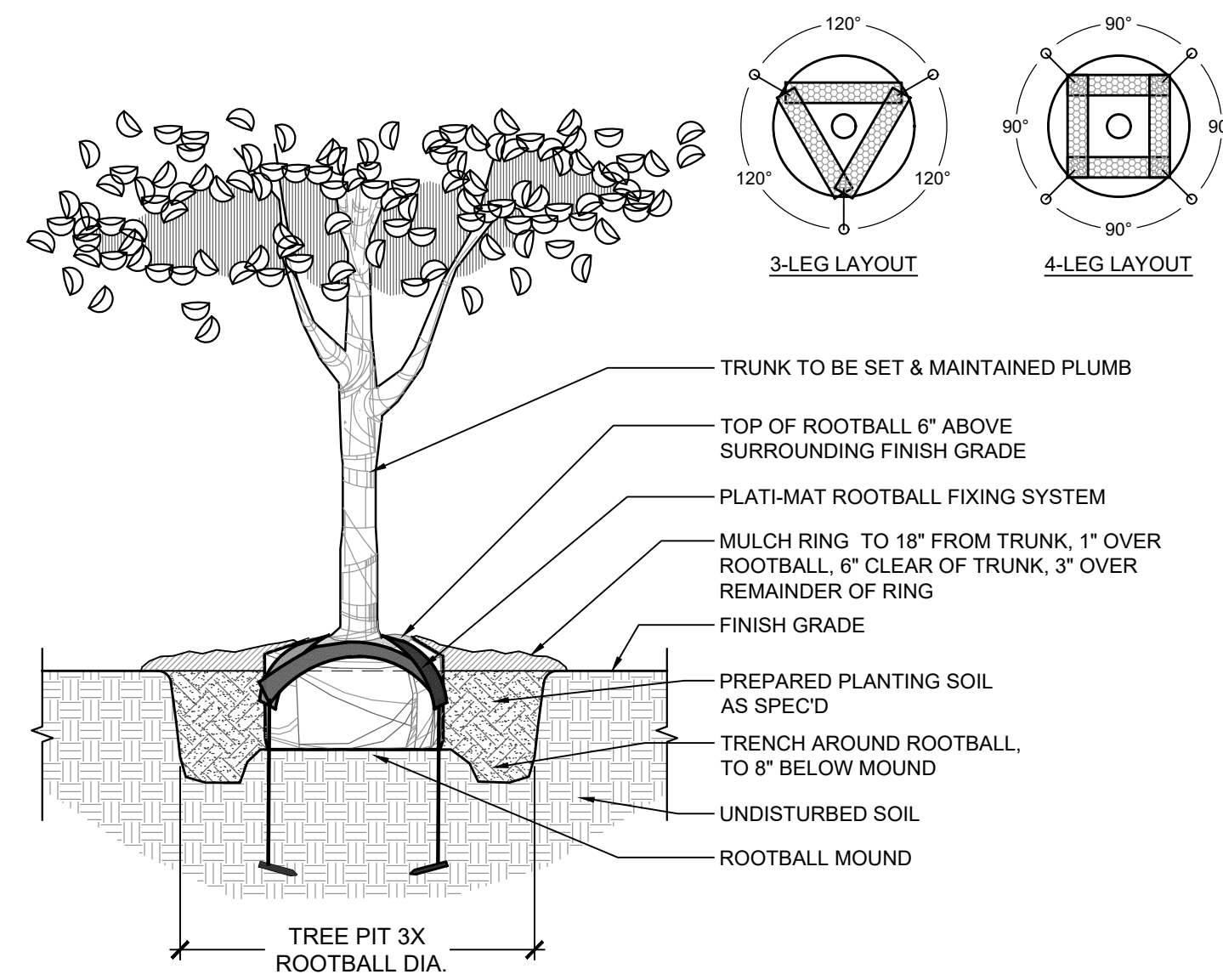
1. THE PERIMETER OF ALL CURVED PLANTING BEDS SHALL BE PLANTED AT WITH A ROW OF PLANTS AS SHOWN IN THIS DETAIL, AT THE O.C. SPACING SHOWN IN THE PLANT LIST.
2. INTERIOR PORTIONS OF EACH BED SHALL BE PLANTED IN A TRIANGULAR PATTERN AS SHOWN IN THIS DETAIL, AT THE O.C. SPACING SHOWN IN THE PLANT LIST.
3. SETBACKS ARE APPLICABLE AGAINST ALL HARDCAPE SURFACES AND SOD EDGES.



1 SHRUB AND GROUNDCOVER LAYOUT
N.T.S.

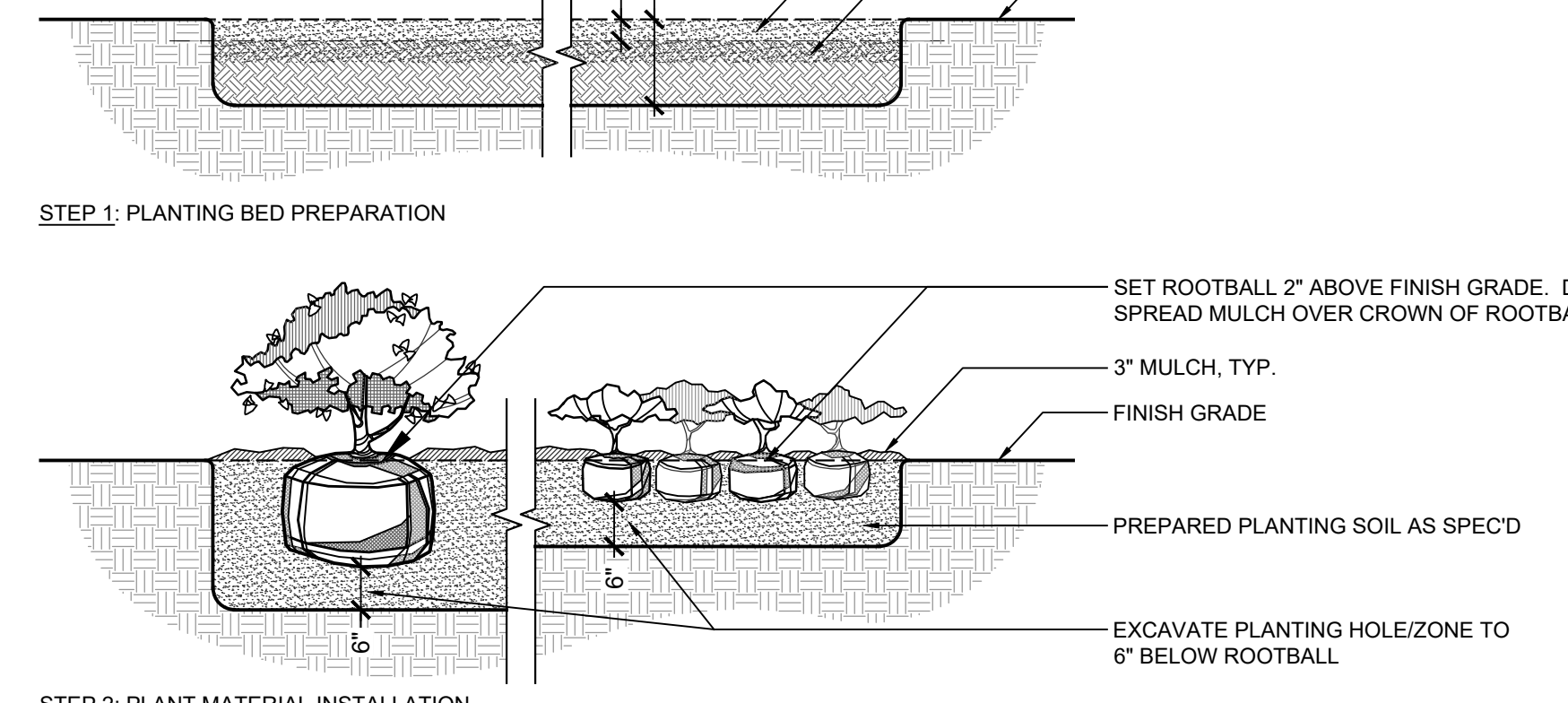
NOTES:

1. EXCAVATE OVERALL PLANTING HOLE TO DEPTH NECESSARY TO SET TOP OF ROOTBALL 6" ABOVE SURROUNDING FINISH GRADE. THIS IS THE ROOTBALL MOUND ELEVATION.
2. EXCAVATE A TRENCH TO AN ADDITIONAL 8" DEPTH AROUND THE ROOTBALL MOUND.
3. ASSURE PERCOLATION OF PLANTING HOLE PRIOR TO SETTING THE TREE. NOTIFY THE OWNER IN WRITING IF SATISFACTORY PERCOLATION IS NOT ACHIEVED.
4. CONSULT PLATIPUS-US FOR APPROPRIATE PLATI-MAT PRODUCT SPEC'KIT FOR EACH TREE SIZE IN THE PROJECT SCOPE. PROVIDE A PRODUCT SUBMITTAL FOR EACH SEPARATE PRODUCT SPEC'KIT FOR APPROVAL.



4 TREE PLANTING DETAIL (65-300 GAL)
N.T.S.

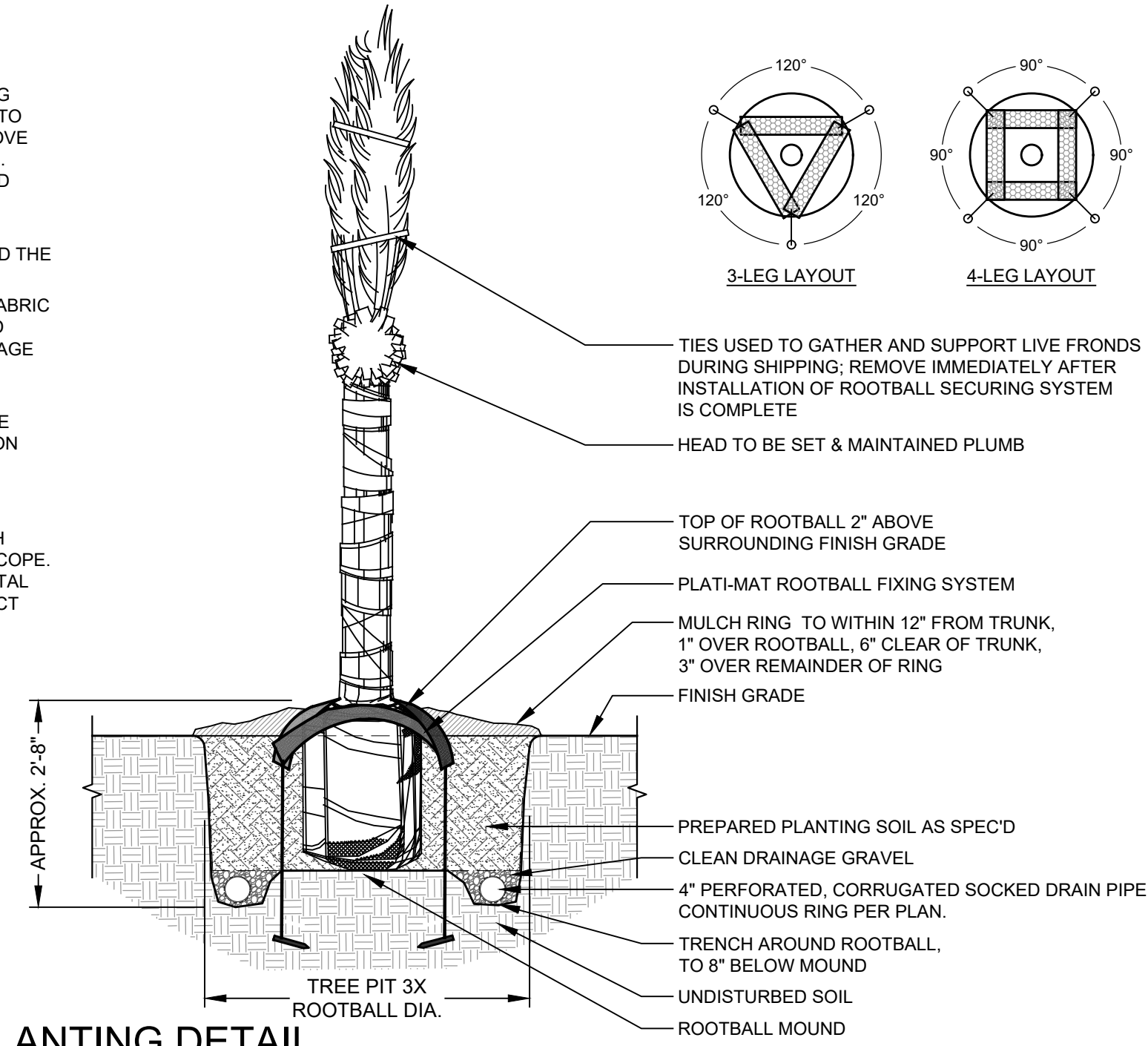
- EXCAVATE AND REMOVE 3" OF EXISTING SITE SOIL IN ALL SHRUB AREAS
- BACKFILL ALL SHRUB BED AREAS w/ 3" OF PREPARED PLANTING SOIL. ROTOTILL UNTIL SOIL IS UNIFORMLY BLENDED TO A DEPTH OF 8"-12".
- FINISH GRADE



2 SHRUB AND GROUNDCOVER DETAIL
N.T.S.

NOTES:

1. EXCAVATE OVERALL PLANTING HOLE TO DEPTH NECESSARY TO SET TOP OF ROOTBALL 6" ABOVE SURROUNDING FINISH GRADE. THIS IS THE ROOTBALL MOUND ELEVATION.
2. EXCAVATE A TRENCH TO AN ADDITIONAL 8" DEPTH AROUND THE ROOTBALL MOUND.
3. PROVIDE SOIL SEPARATION FABRIC BETWEEN PLANTING SOIL AND DRAINAGE STONE AND DRAINAGE GRAVEL.
4. CONNECT DRAIN PIPE TO STORMWATER SYSTEM AT THE CONNECTION POINT SHOWN ON THE CIVIL ENG. DWGS.
5. CONSULT PLATIPUS-US FOR APPROPRIATE PLATI-MAT PRODUCT SPEC'KIT FOR EACH TREE SIZE IN THE PROJECT SCOPE. PROVIDE A PRODUCT SUBMITTAL FOR EACH SEPARATE PRODUCT SPEC'KIT FOR APPROVAL.



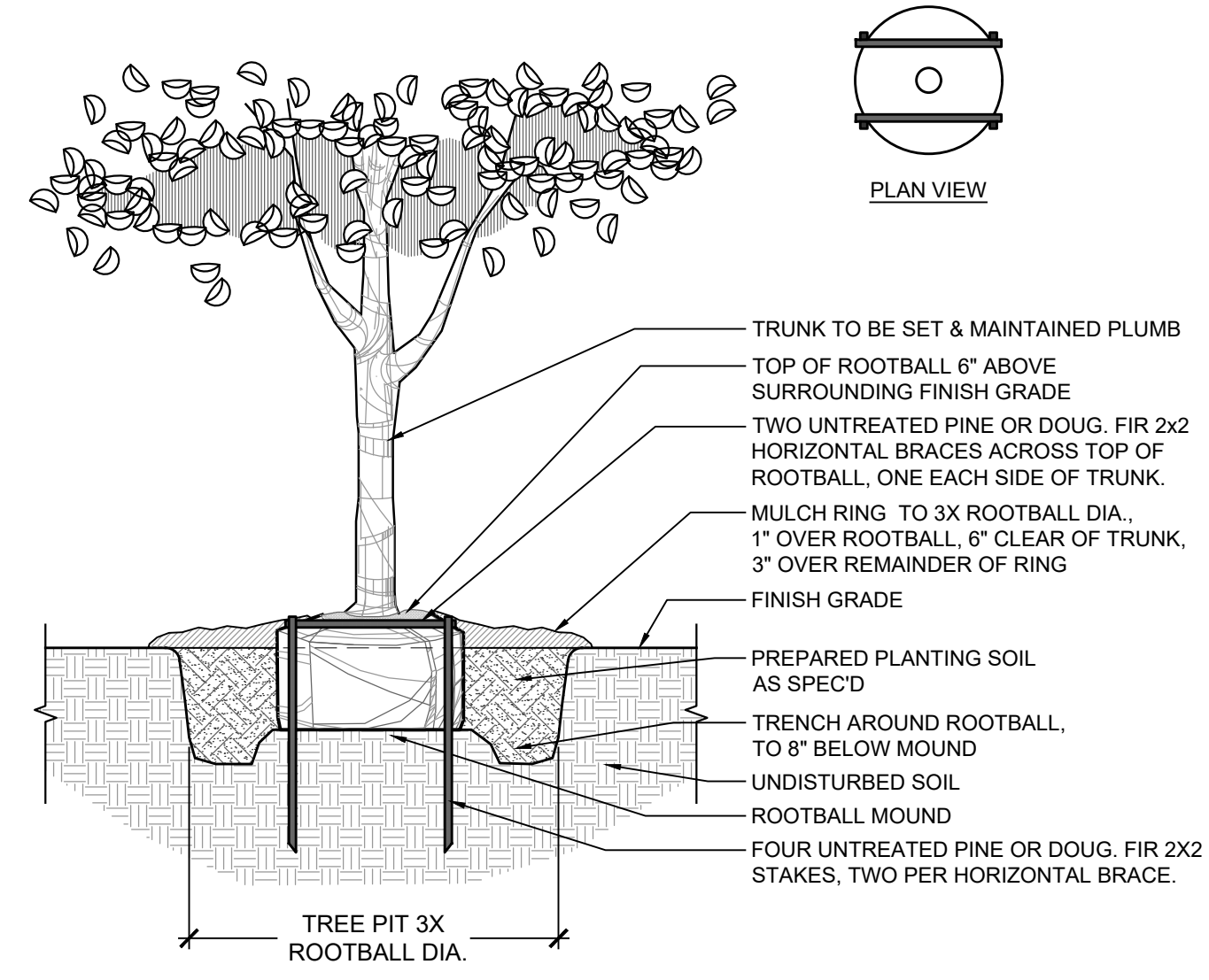
5 PALM PLANTING DETAIL
N.T.S.

NOTES:

1. ALL LANDSCAPE SHALL COMPLY WITH CITY OF KEY WEST LANDSCAPE CODES.
2. ALL PLANT MATERIAL SIZES SPECIFIED ARE MINIMUM SIZES. CONTAINER SIZE SHALL BE INCREASED IF NECESSARY TO PROVIDE OVERALL PLANT SIZE SPECIFIED.
3. FINAL ARRANGEMENT OF PLANT MATERIAL SHALL BE STAKED BY THE CONTRACTOR FOR THE APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. THE PLANT QUANTITIES SHOWN ON THE LANDSCAPE CONTRACT DOCUMENTS ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES BASED ON SPECIFIED SPACING AND SHALL REPORT ANY DISCREPANCIES TO THE OWNER FOR CLARIFICATION PRIOR TO CONTRACT AWARD AND COMMENCEMENT OF WORK.
5. WHERE DISCREPANCIES APPEAR BETWEEN THE NUMBER OF SHRUB SYMBOLS AND PLANT TAGS ON THE PLAN SHEETS, THE PLANT TAGS RULE.
6. REMOVE SURVEY STAKES, SILT FENCE, TREE TAGGING, AND OTHER RELATED ITEMS AFTER OWNER'S FINAL ACCEPTANCE OF THE WORK.
7. ALL PLANT MATERIAL SHALL BE PROVIDED AND MAINTAINED THROUGH FINAL COMPLETION AT FL #1 OR BETTER, ACCORDING TO THE FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS, FL DEPT. OF AGRICULTURE AND CONSUMER SERVICES.

NOTES:

1. EXCAVATE OVERALL PLANTING HOLE TO DEPTH NECESSARY TO SET TOP OF ROOTBALL 6" ABOVE SURROUNDING FINISH GRADE. THIS IS THE ROOTBALL MOUND ELEVATION.
2. EXCAVATE A TRENCH TO AN ADDITIONAL 8" DEPTH AROUND THE ROOTBALL MOUND.
3. ASSURE PERCOLATION OF PLANTING HOLE PRIOR TO SETTING THE TREE. NOTIFY THE OWNER IF SATISFACTORY PERCOLATION IS NOT ACHIEVED.
4. INSTALL 2x2 STAKES AGAINST THE OUTER EDGE OF THE ROOTBALL, 3' MIN. INTO UNDISTURBED SOIL. SET 2x2 HORIZONTAL BRACES ACROSS TOP OF ROOTBALL AND SECURE TO STAKES w/ 3" LONG H.D. GALV. WOOD SCREWS.



3 TREE PLANTING DETAIL (15-45 GAL)
N.T.S.

REGISTRATION

ISSUED FOR:

ISSUANCE	DD MM YY

PROJECT NUMBER	R210129.00
DATE:	01.06.22
SCALE:	1"=20'-0"
DRAWN BY:	IM
CHECKED BY:	KO

DRAWING SCALE AND NORTH ARROW

SHEET TITLE
LANDSCAPE DETAILS

SHEET NUMBER
LA.05

NOT FOR CONSTRUCTION

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Last Modified By: IM MOHAMED
Last Printed Date: 1/6/2022 2:11 PM

COMMUNITY SOLUTIONS GROUP

A GAI Consultants, Inc. Service Group
618 E. SOUTH STREET
SUITE 700
ORLANDO, FL 32801
407.423.8398
CERTIFICATE OF AUTHORIZATION: EB9951

PROJECT
PEARY COURT DEVELOPMENT

KEY WEST, FLORIDA

CLIENT
BENDER & ASSOCIATES ARCHITECTS
410 ANGELA ST
KEY WEST, FLORIDA 33040
305.296.1347 tel

OWNER
PEARY COURT APARTMENTS, LLC
C/O THE CORNFIELD GROUP
3850 HOLLYWOOD BLVD, SUITE 400
HOLLYWOOD, FLORIDA 33021
954.989.2200 tel

CONSULTANTS

REGISTRATION

ISSUED FOR:

ISSUANCE	DD MM YY

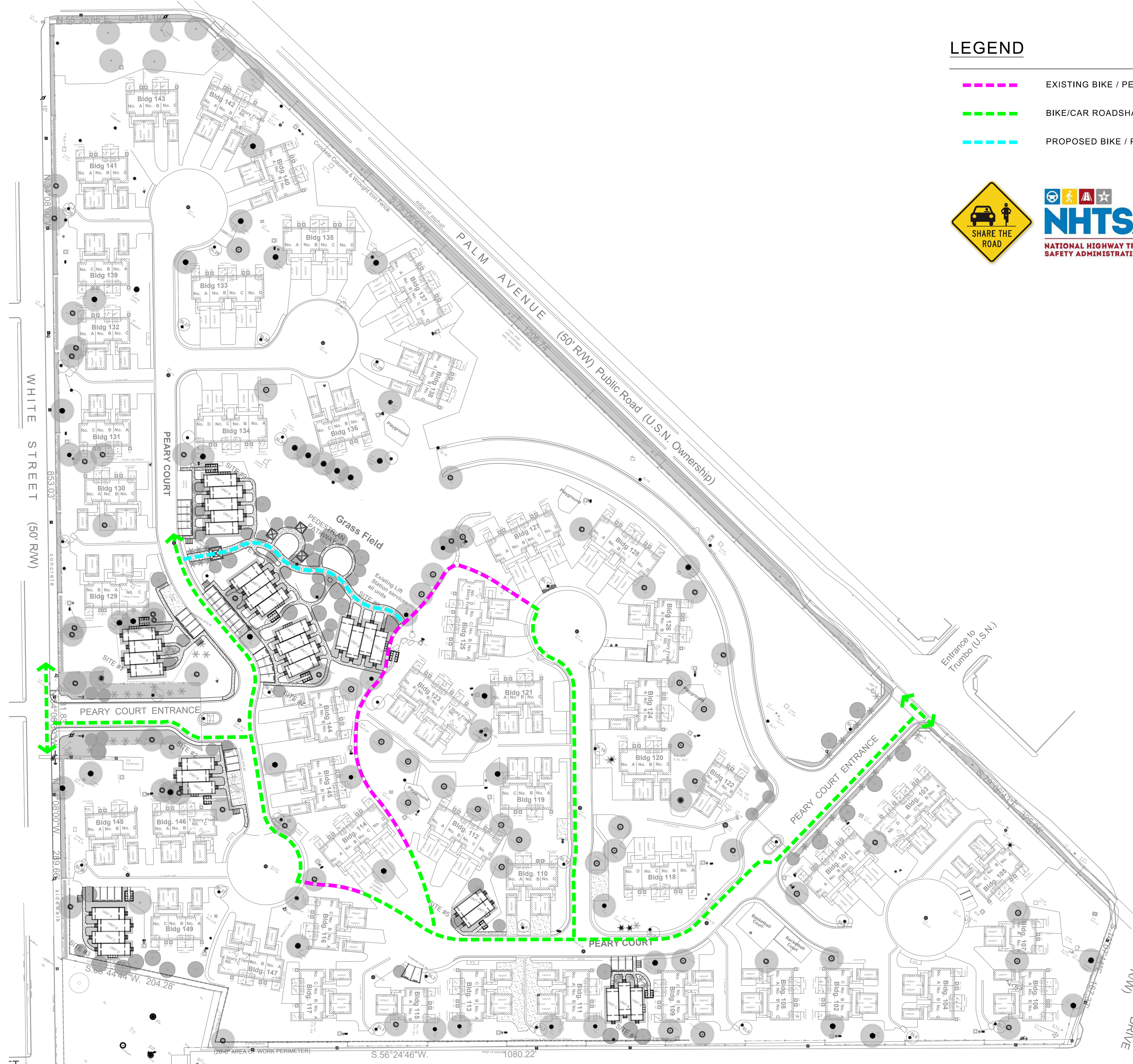
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DATE: 01.06.22
SCALE: 1"=20'-0"
DRAWN BY: IM
CHECKED BY: KO

DRAWING SCALE AND NORTH ARROW
GRAPHIC SCALE: NORTH:

SHEET TITLE
CIRCULATION EXHIBIT
SHEET NUMBER
CE.00

LEGEND

- - - - EXISTING BIKE / PEDESTRIAN ROUTE
- - - - BIKE/CAR ROADSHARE
- - - - PROPOSED BIKE / PEDESTRIAN ROUTE



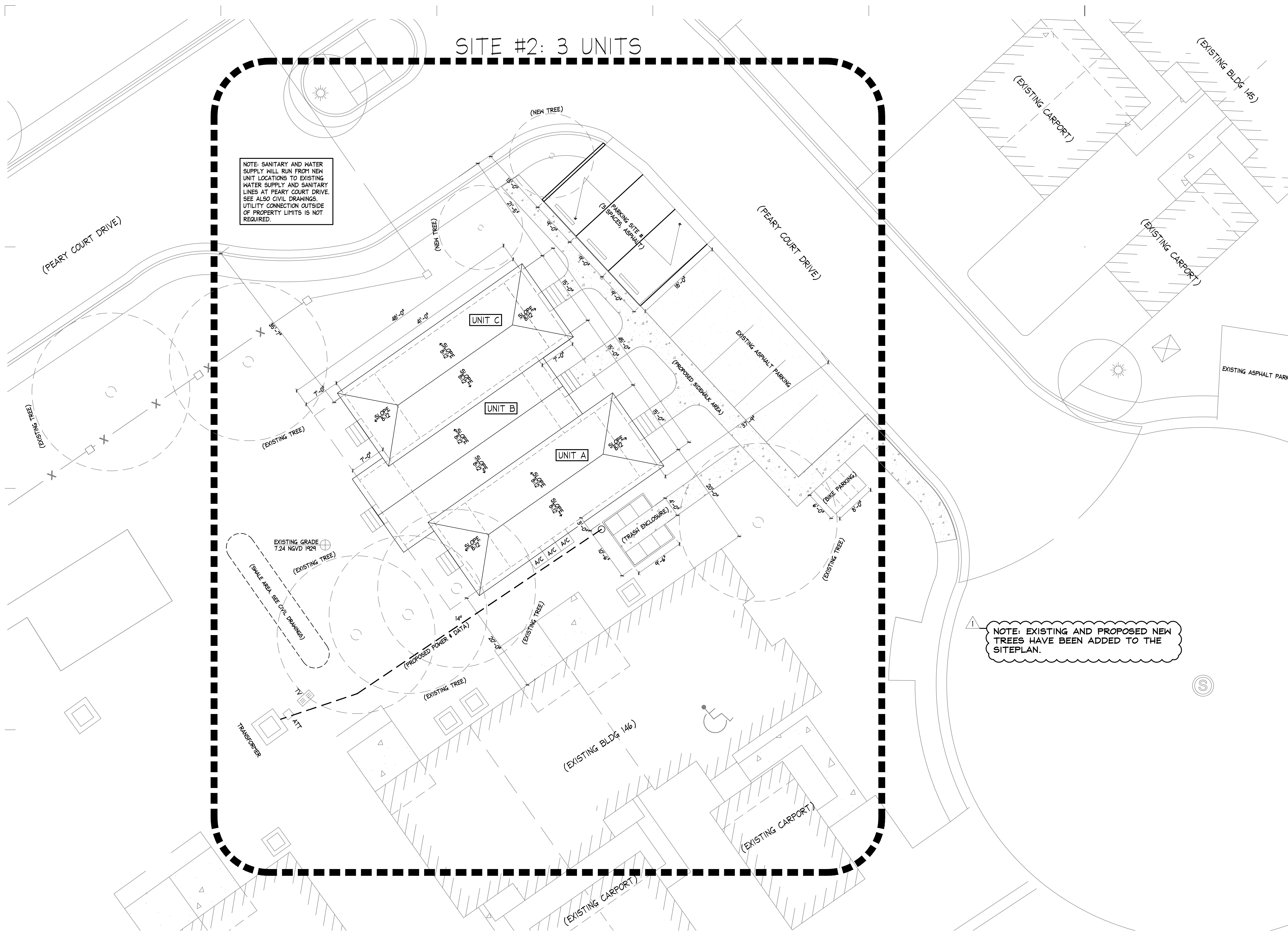
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Last Printed Date: 1/6/2022 8:04 PM

SITE #2: 3 UNITS

NOTE: SANITARY AND WATER SUPPLY WILL RUN FROM NEW UNIT LOCATIONS TO EXISTING WATER SUPPLY AND SANITARY LINES AT PEARY COURT DRIVE. SEE ALSO CIVIL DRAWINGS. UTILITY CONNECTION OUTSIDE OF PROPERTY LIMITS IS NOT REQUIRED.

NOTE: EXISTING AND PROPOSED NEW TREES HAVE BEEN ADDED TO THE SITEPLAN.



REVISION: 1.06.22
RESPONSE TO DRC
COMMENTS.

PEARY COURT
MAJOR DEVELOPMENT SUBMITTAL
KEY WEST, FLORIDA, 33040

410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License AAC002022

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ARCHITECTS
p.c.

Project No: 1622-A

Date: 7/01/2021

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REVISION: 1.06.22
RESPONSE TO DRC
COMMENTS.

PEARY COURT
MAJOR DEVELOPMENT SUBMITTAL
KEY WEST, FLORIDA, 33040

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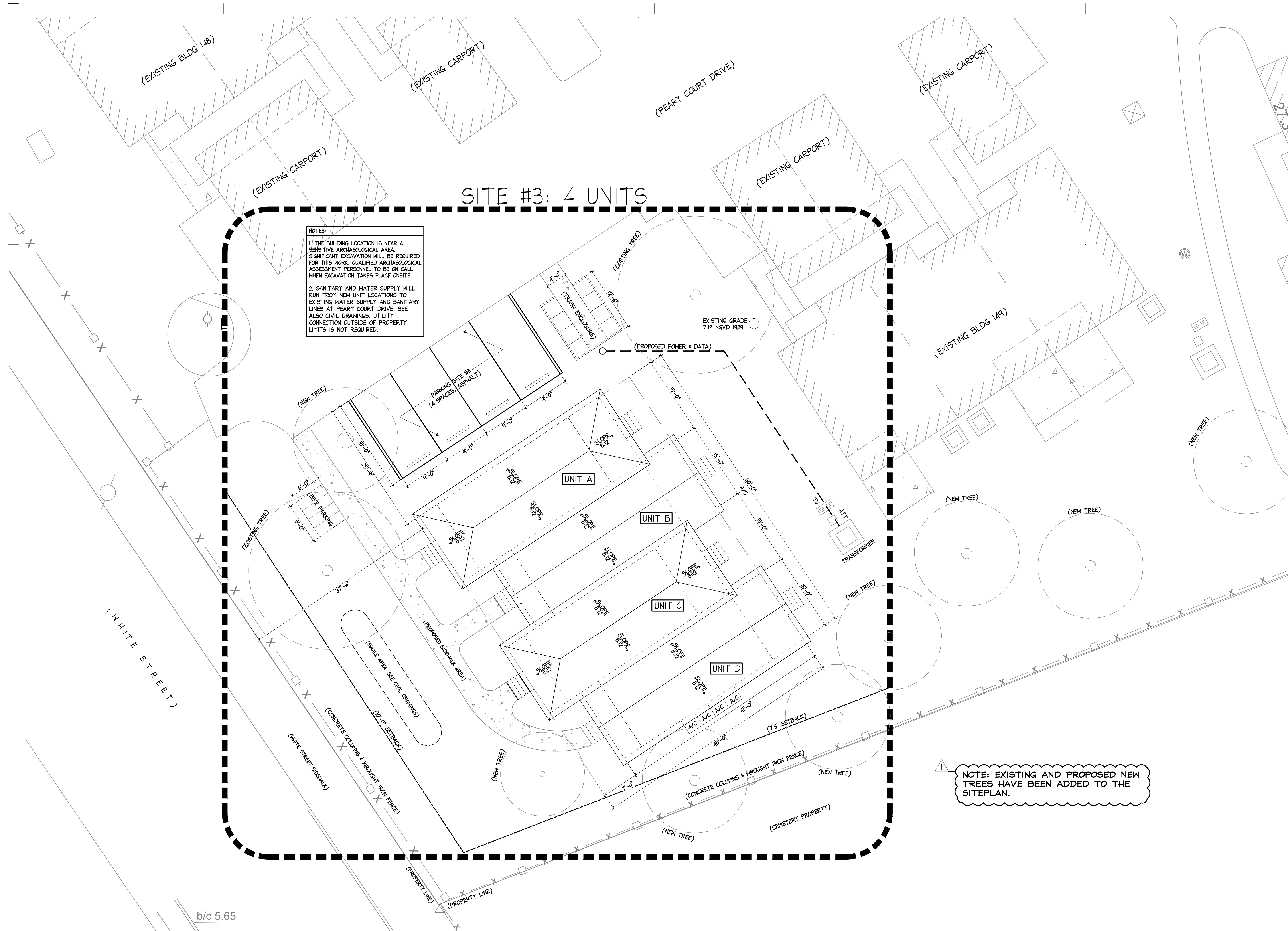
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Project No: 1622-A

Date: 7/01/2021

A4

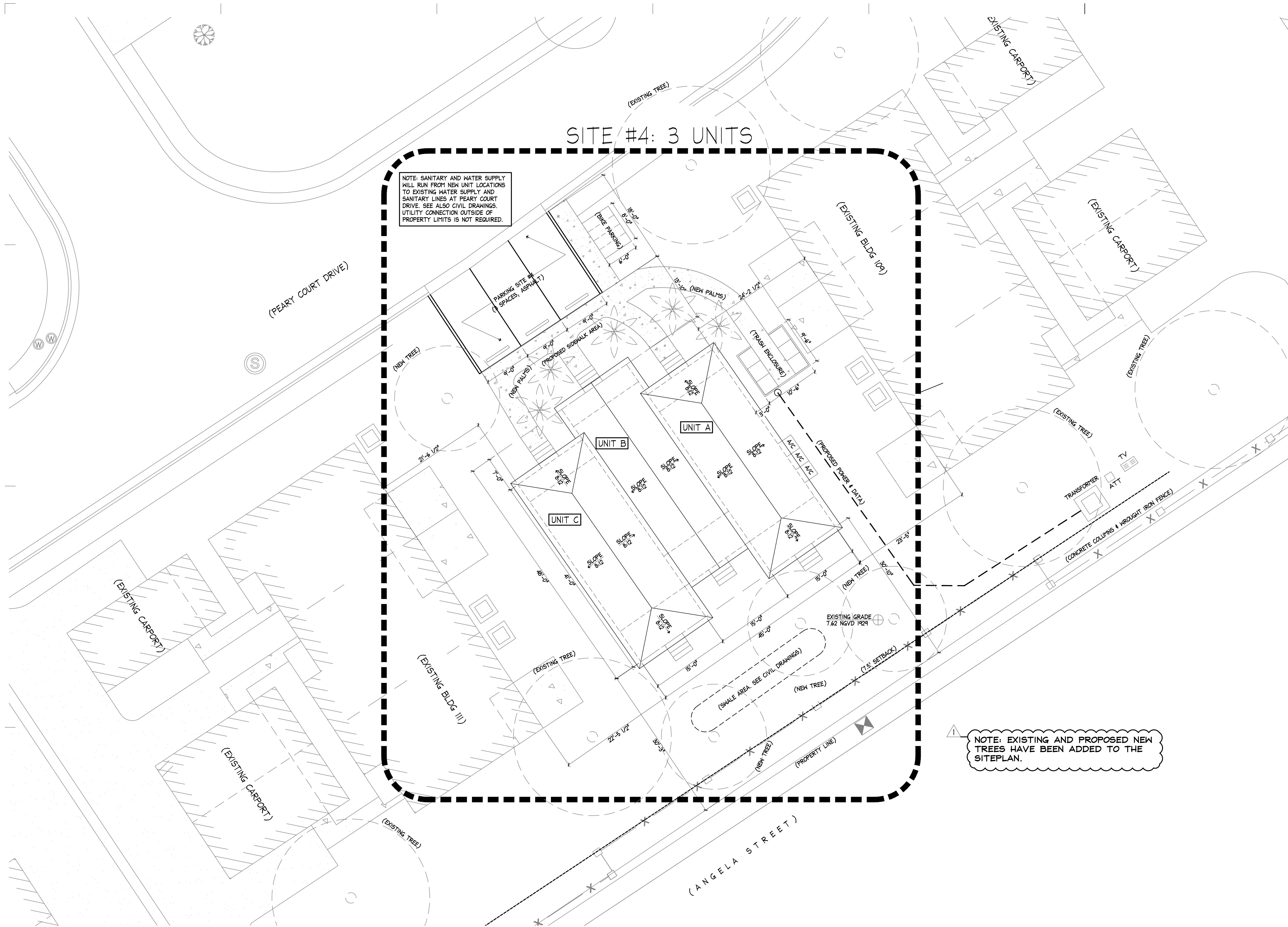
21 of 40



NOTES:
1. THE BUILDING LOCATION IS NEAR A SENSITIVE ARCHAEOLOGICAL AREA. SIGNIFICANT EXCAVATION WILL BE REQUIRED FOR THIS WORK. QUALIFIED ARCHAEOLOGICAL ASSESSMENT PERSONNEL TO BE ON CALL WHEN EXCAVATION TAKES PLACE ONSITE.
2. SANITARY AND WATER SUPPLY WILL RUN FROM NEW UNIT LOCATIONS TO EXISTING WATER SUPPLY AND SANITARY LINES AT PEARY COURT DRIVE. SEE ALSO CIVIL DRAWINGS. UTILITY CONNECTION OUTSIDE OF PROPERTY LIMITS IS NOT REQUIRED.

NOTE: EXISTING AND PROPOSED NEW TREES HAVE BEEN ADDED TO THE SITEPLAN.





REVISION: 1.06.22
RESPONSE TO DRC
COMMENTS.

PEARY COURT
MAJOR DEVELOPMENT SUBMITTAL
KEY WEST, FLORIDA, 33040

410 Angela Street
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Telephone (305) 296-1347
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Florida License AAC002022

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p.c.

Project No: 1622-A
Date: 7/01/2021

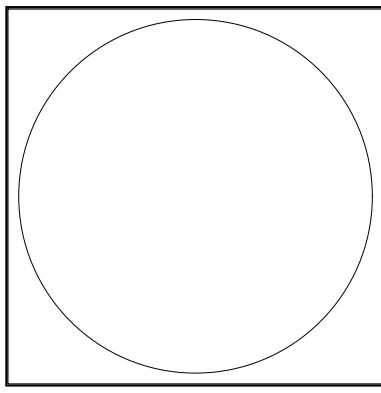
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22 of 40



REVISION: 1.06.22
RESPONSE TO DRC
COMMENTS.

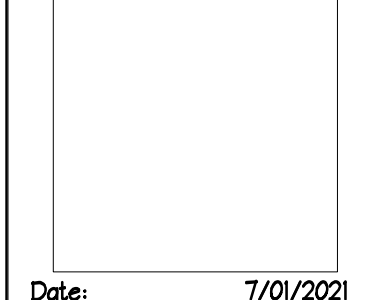
PEARY COURT
MAJOR DEVELOPMENT SUBMITTAL
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Key West, Florida 33040
Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License AAC002022

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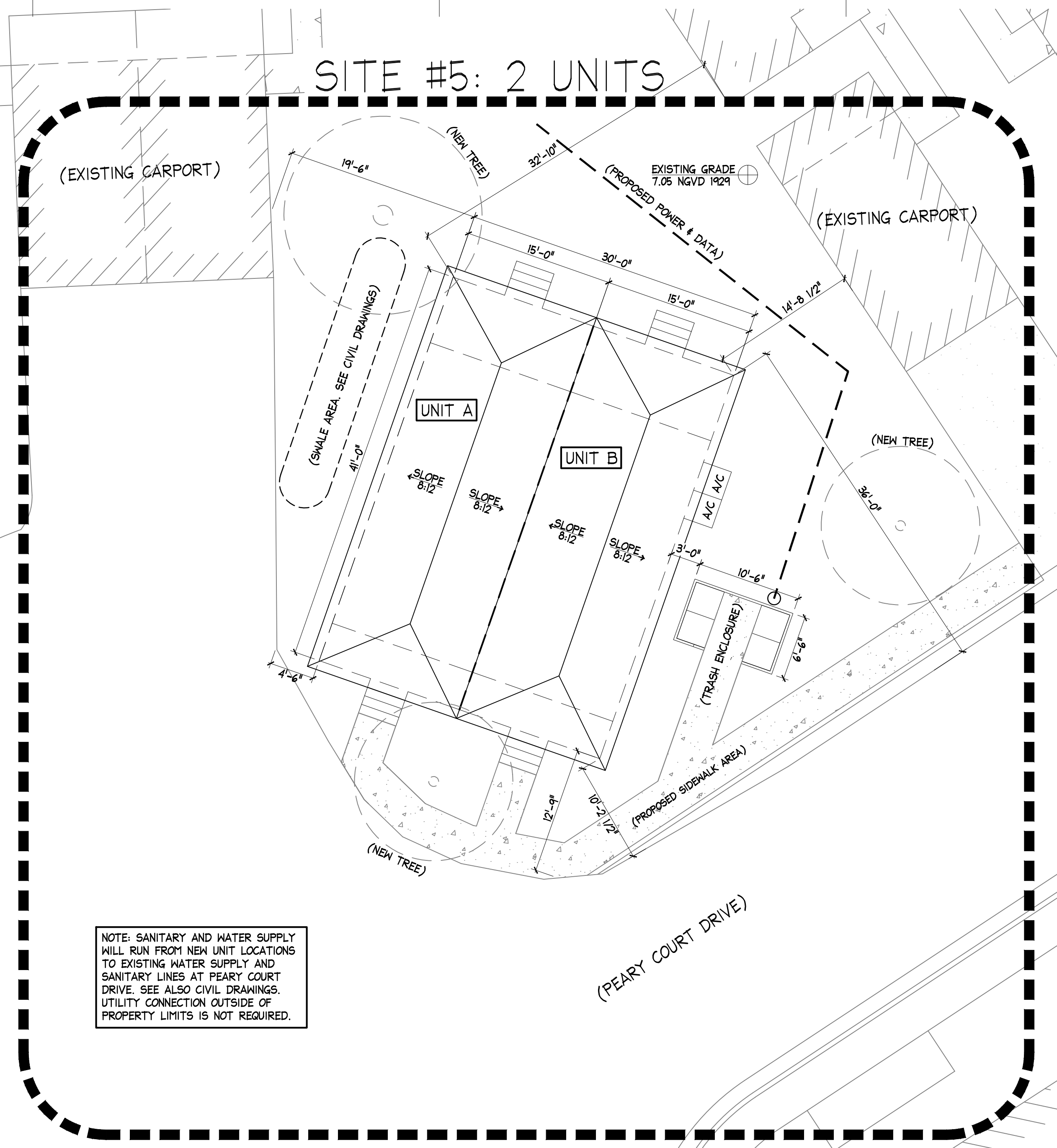
Project No: 1622-A



Date: 7/01/2021

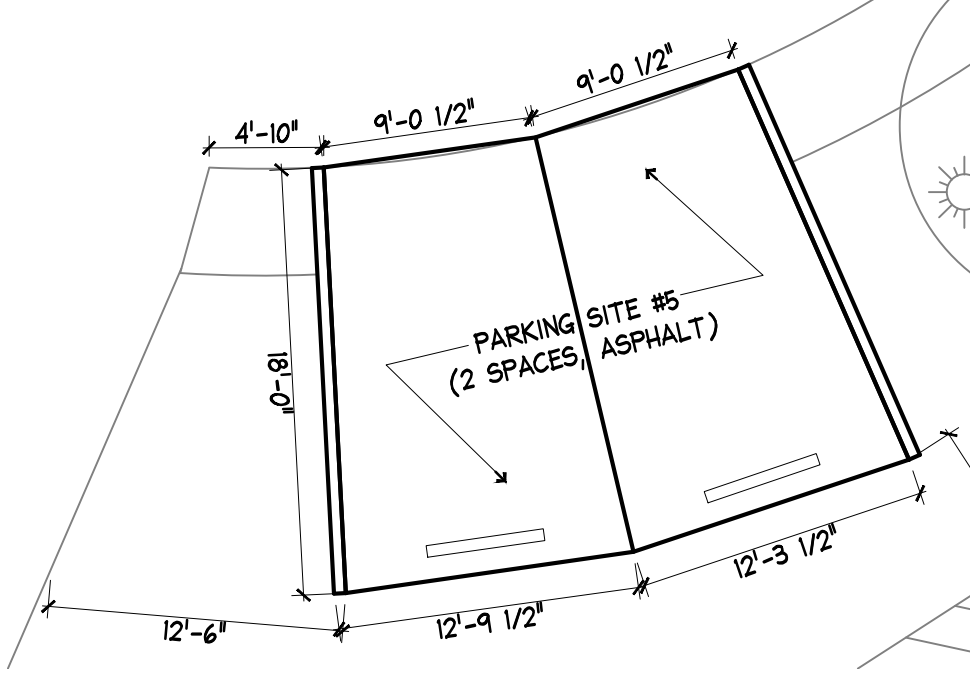
A6
23 of 40

SITE #5: 2 UNITS



NOTE: SANITARY AND WATER SUPPLY
WILL RUN FROM NEW UNIT LOCATIONS
TO EXISTING WATER SUPPLY AND
SANITARY LINES AT PEARY COURT
DRIVE. SEE ALSO CIVIL DRAWINGS.
UTILITY CONNECTION OUTSIDE OF
PROPERTY LIMITS IS NOT REQUIRED.

NOTE: EXISTING AND PROPOSED NEW
TREES HAVE BEEN ADDED TO THE
SITEPLAN.



REVISION: 1.06.22
RESPONSE TO DRC
COMMENTS.

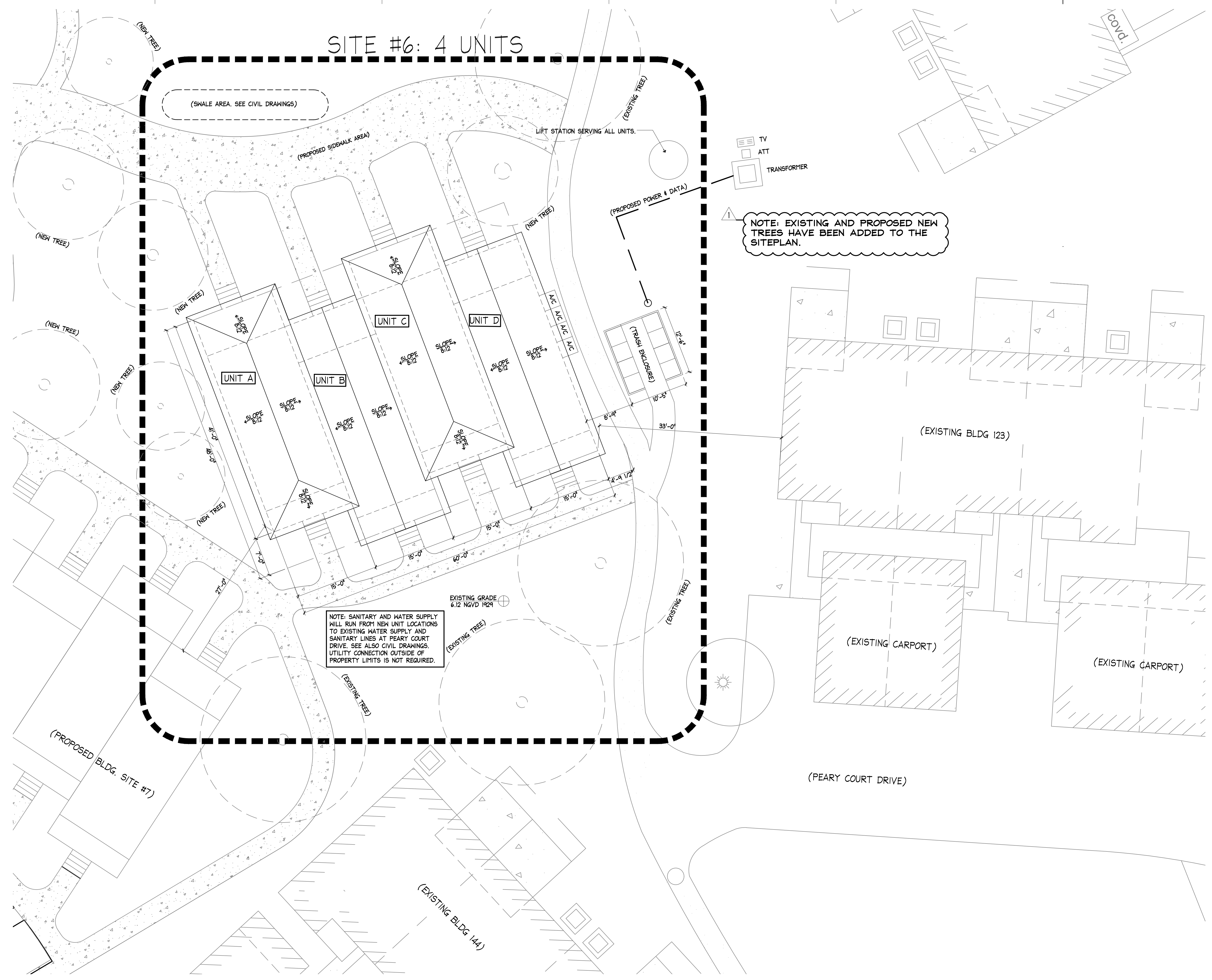
PEARY COURT
MAJOR DEVELOPMENT SUBMITTAL
KEY WEST, FLORIDA, 33040

410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License AAC002022

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Project No: 1622-A
Date: 7/01/2021

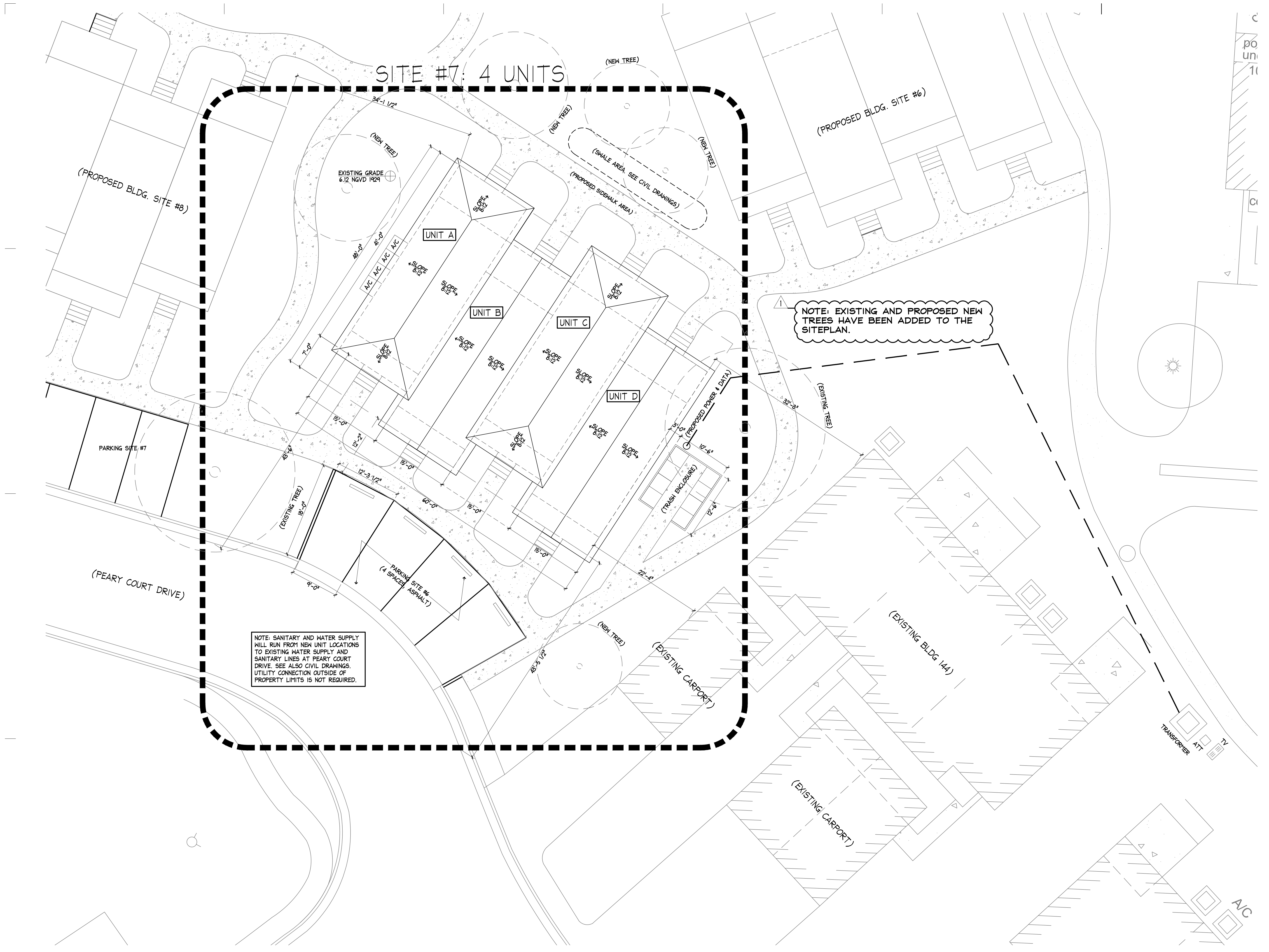
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24 of 40



NOTE: SANITARY AND WATER SUPPLY
WILL RUN FROM NEW UNIT LOCATIONS
TO EXISTING WATER SUPPLY AND
SANITARY LINES AT PEARY COURT
DRIVE. SEE ALSO CIVIL DRAWINGS.
UTILITY CONNECTION OUTSIDE OF
PROPERTY LIMITS IS NOT REQUIRED.

NOTE: EXISTING AND PROPOSED NEW
TREES HAVE BEEN ADDED TO THE
SITEPLAN.





SITE #7: 4 UNITS

NOTE: EXISTING AND PROPOSED NEW TREES HAVE BEEN ADDED TO THE SITEPLAN.

NOTE: SANITARY AND WATER SUPPLY WILL RUN FROM NEW UNIT LOCATIONS TO EXISTING WATER SUPPLY AND SANITARY LINES AT PEARY COURT DRIVE. SEE ALSO CIVIL DRAWINGS. UTILITY CONNECTION OUTSIDE OF PROPERTY LIMITS IS NOT REQUIRED.

REVISION: 1.06.22
RESPONSE TO DRC
COMMENTS.

PEARY COURT
MAJOR DEVELOPMENT SUBMITTAL
KEY WEST, FLORIDA, 33040

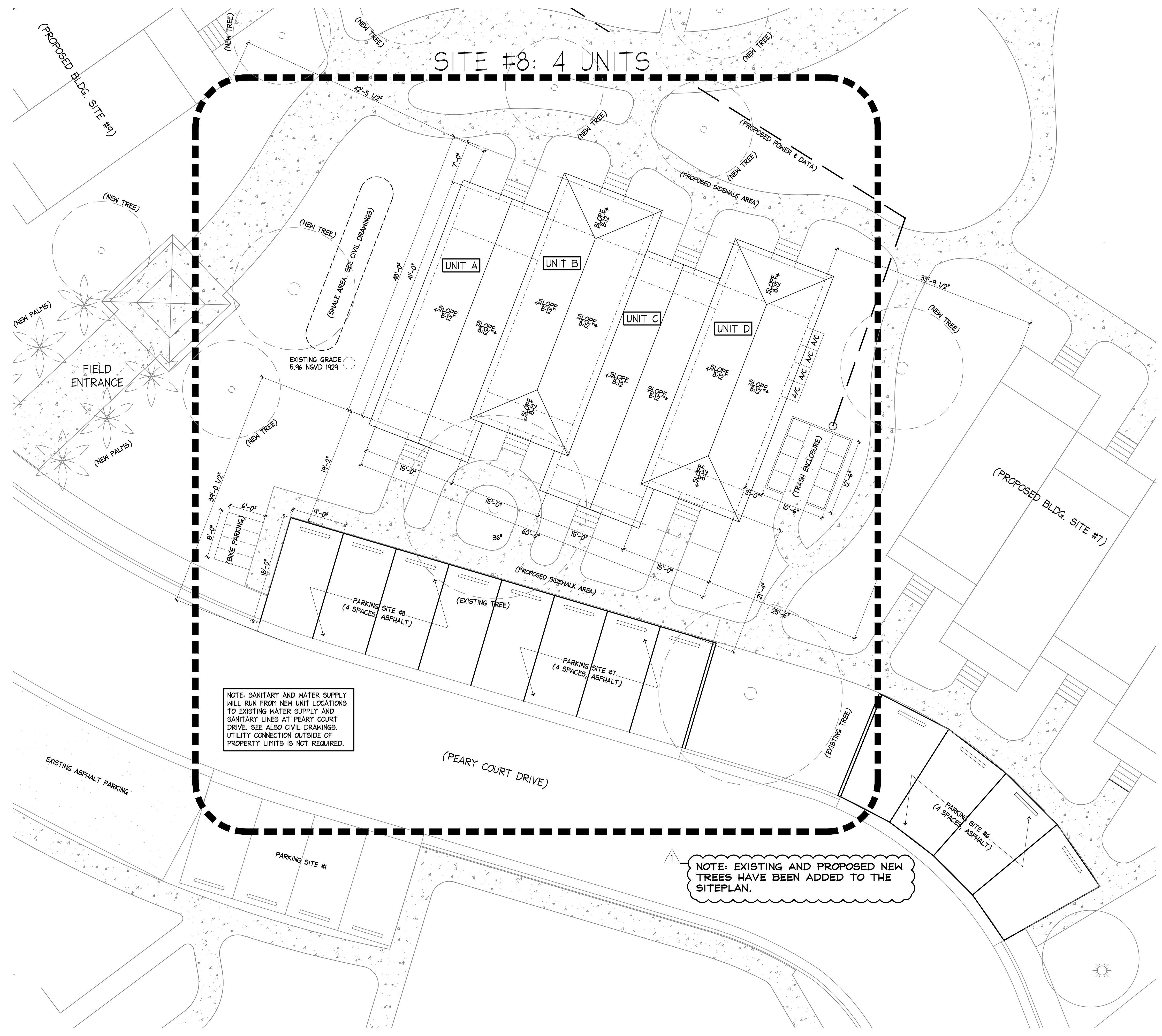
410 Angela Street
Key West, Florida 33040
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Florida License AAC002022

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p.c.

Project No: 1622-A

Date: 7/01/2021

A8



NOTE: SANITARY AND WATER SUPPLY WILL RUN FROM NEW UNIT LOCATIONS TO EXISTING WATER SUPPLY AND SANITARY LINES AT PEARY COURT DRIVE. SEE ALSO CIVIL DRAWINGS. UTILITY CONNECTION OUTSIDE OF PROPERTY LIMITS IS NOT REQUIRED.

NOTE: EXISTING AND PROPOSED NEW TREES HAVE BEEN ADDED TO THE SITEPLAN.

REVISION: 1.06.22
RESPONSE TO DRC
COMMENTS.

PEARY COURT
MAJOR DEVELOPMENT SUBMITTAL
KEY WEST, FLORIDA, 33040

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Facsimile (305) 296-2727
Florida License AAC002022

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Project No: 1622-A

Date: 7/01/2021

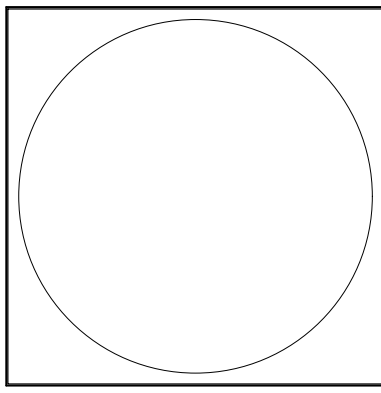
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REVISION: 1.06.22
RESPONSE TO DRC
COMMENTS.

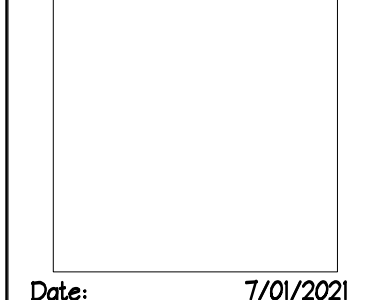
PEARY COURT
MAJOR DEVELOPMENT SUBMITTAL
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Project No: 1622-A

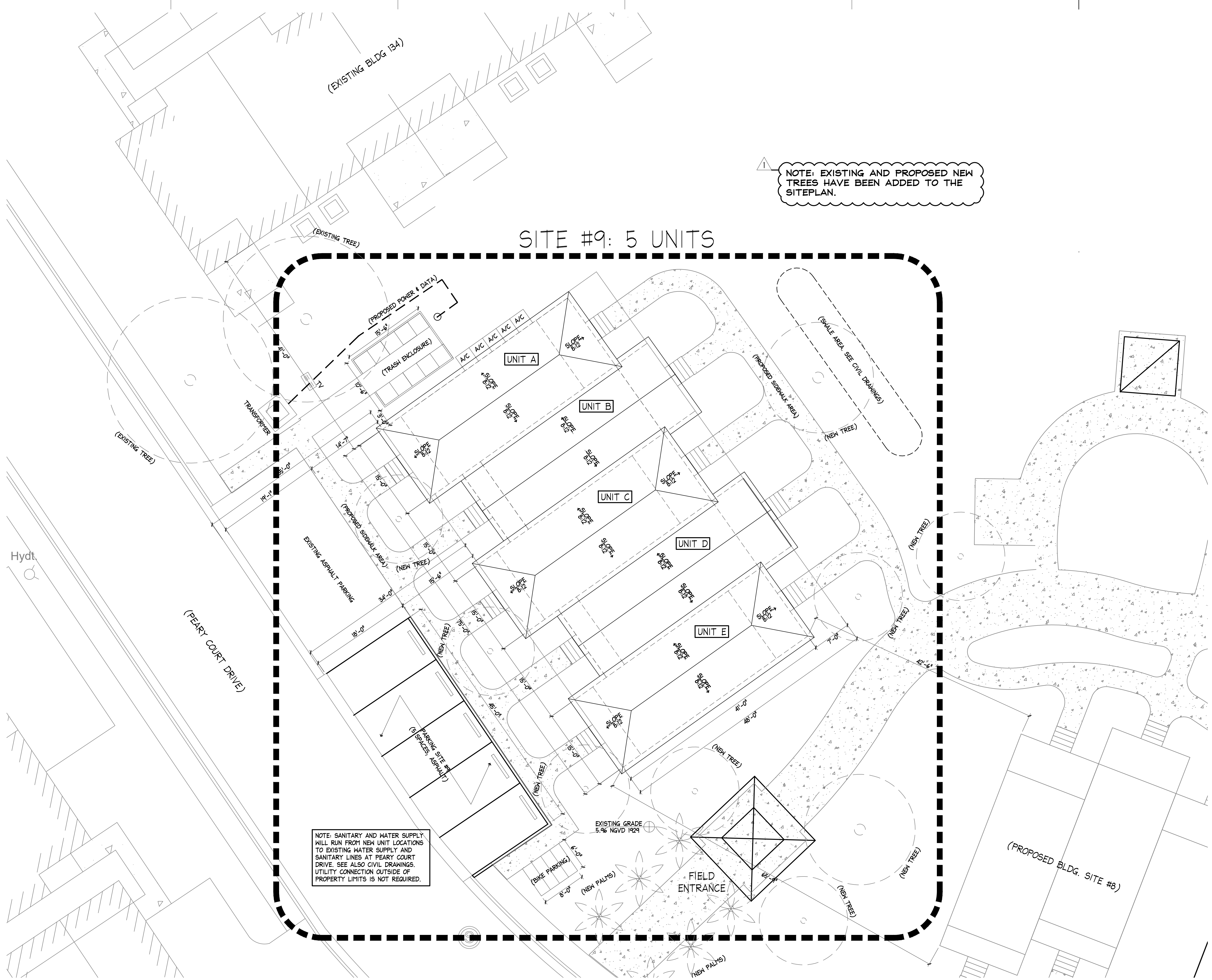


Date: 7/01/2021

A10
27 of 40

NOTE: EXISTING AND PROPOSED NEW TREES HAVE BEEN ADDED TO THE SITEPLAN.

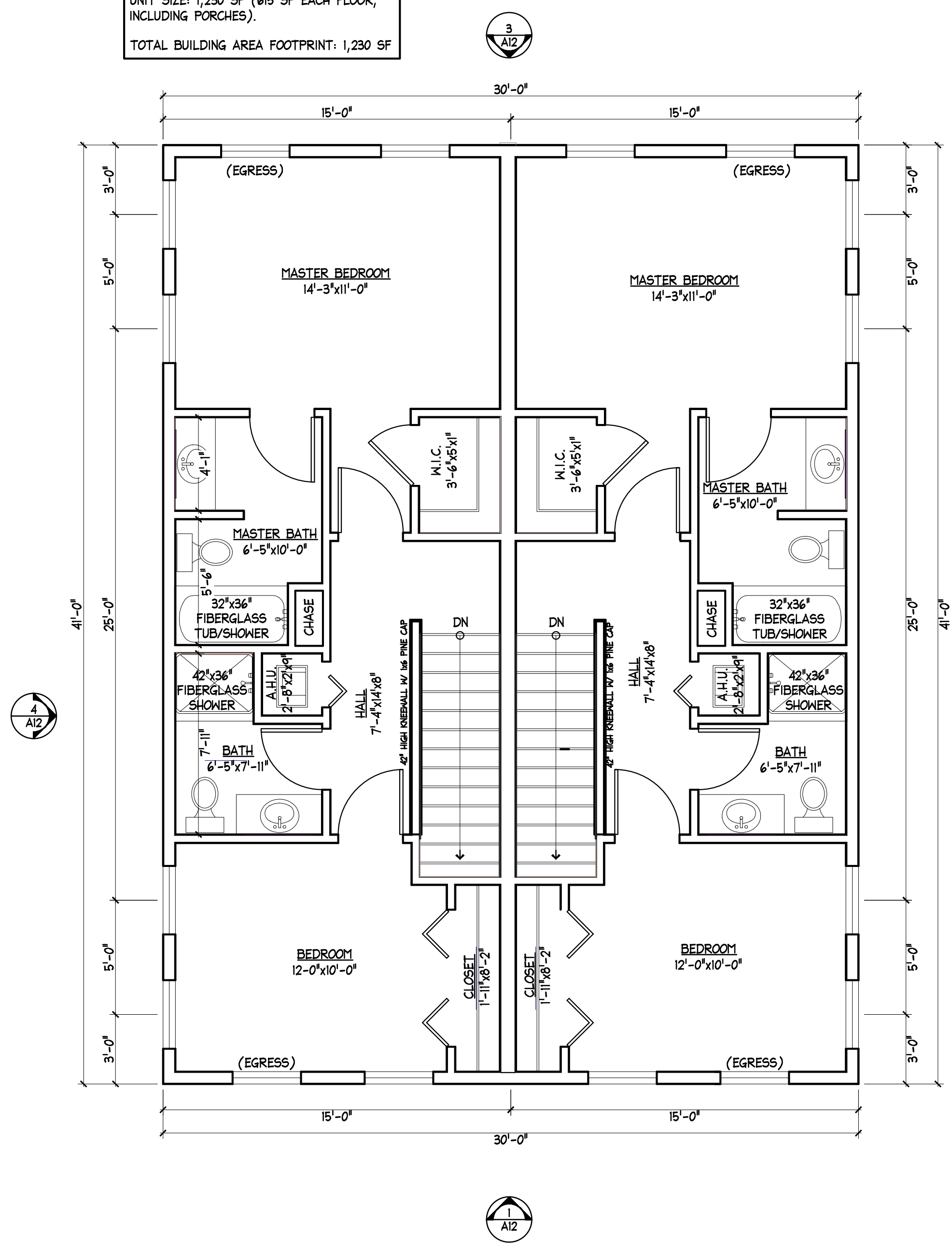
SITE #9: 5 UNITS



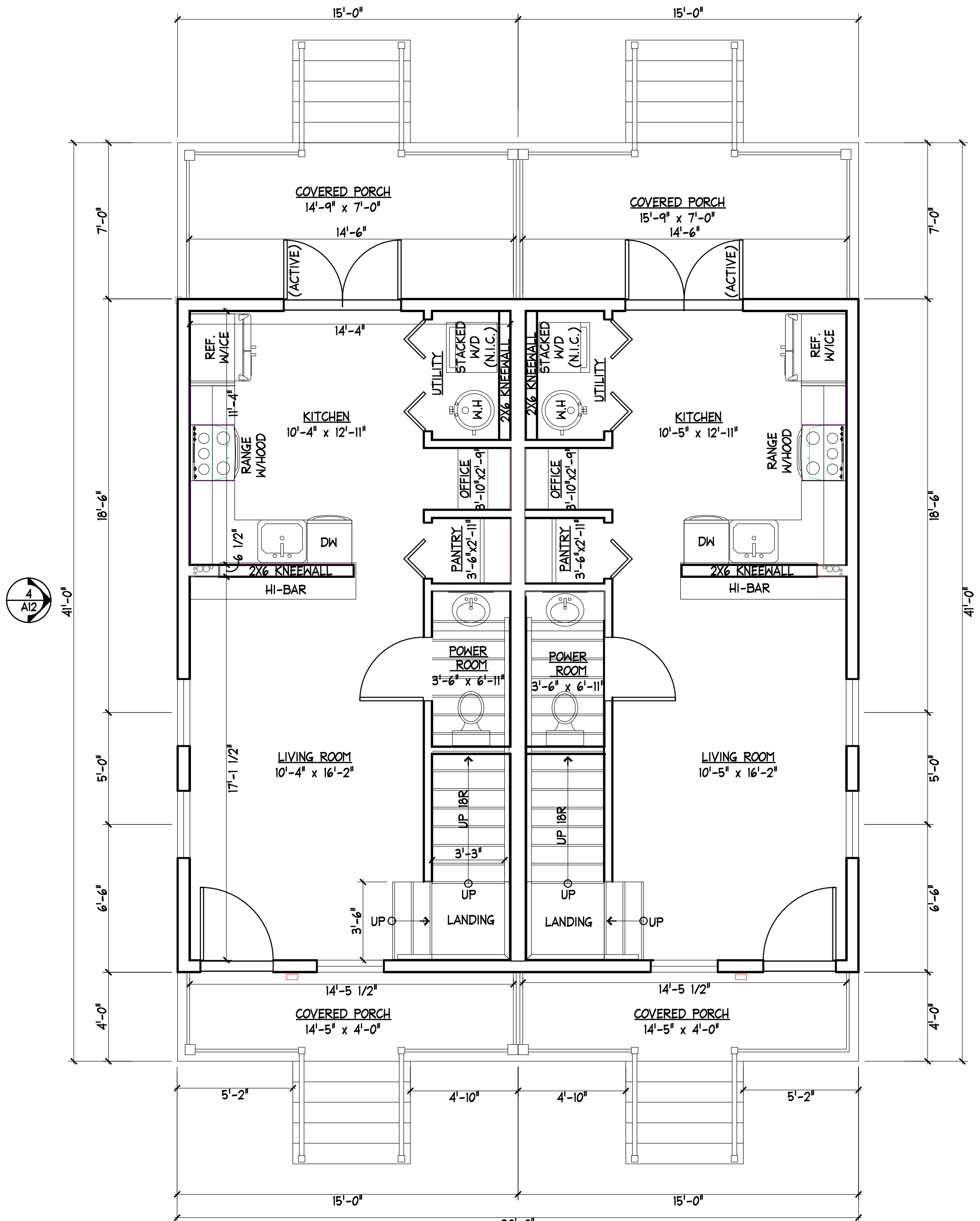
NOTE: SANITARY AND WATER SUPPLY
HILL RUN FROM NEW UNIT LOCATIONS
TO EXISTING WATER SUPPLY AND
SANITARY LINES AT PEARY COURT
DRIVE. SEE ALSO CIVIL DRAWINGS.
UTILITY CONNECTION OUTSIDE OF
PROPERTY LIMITS IS NOT REQUIRED.



SITE #5 (DUPLEX):
 UNIT SIZE: 1,230 SF (615 SF EACH FLOOR, INCLUDING PORCHES).
 TOTAL BUILDING AREA FOOTPRINT: 1,230 SF



2 DUPLEX SECOND FLOOR PLAN (SITE #5)
 SCALE: 1/4"=1'-0"



1 DUPLEX FIRST FLOOR PLAN (SITE #5)
 SCALE: 1/4"=1'-0"

PEARY COURT
 MAJOR DEVELOPMENT SUBMITTAL
 KEY WEST, FLORIDA, 33040

410 Angela Street
 Key West, Florida 33040
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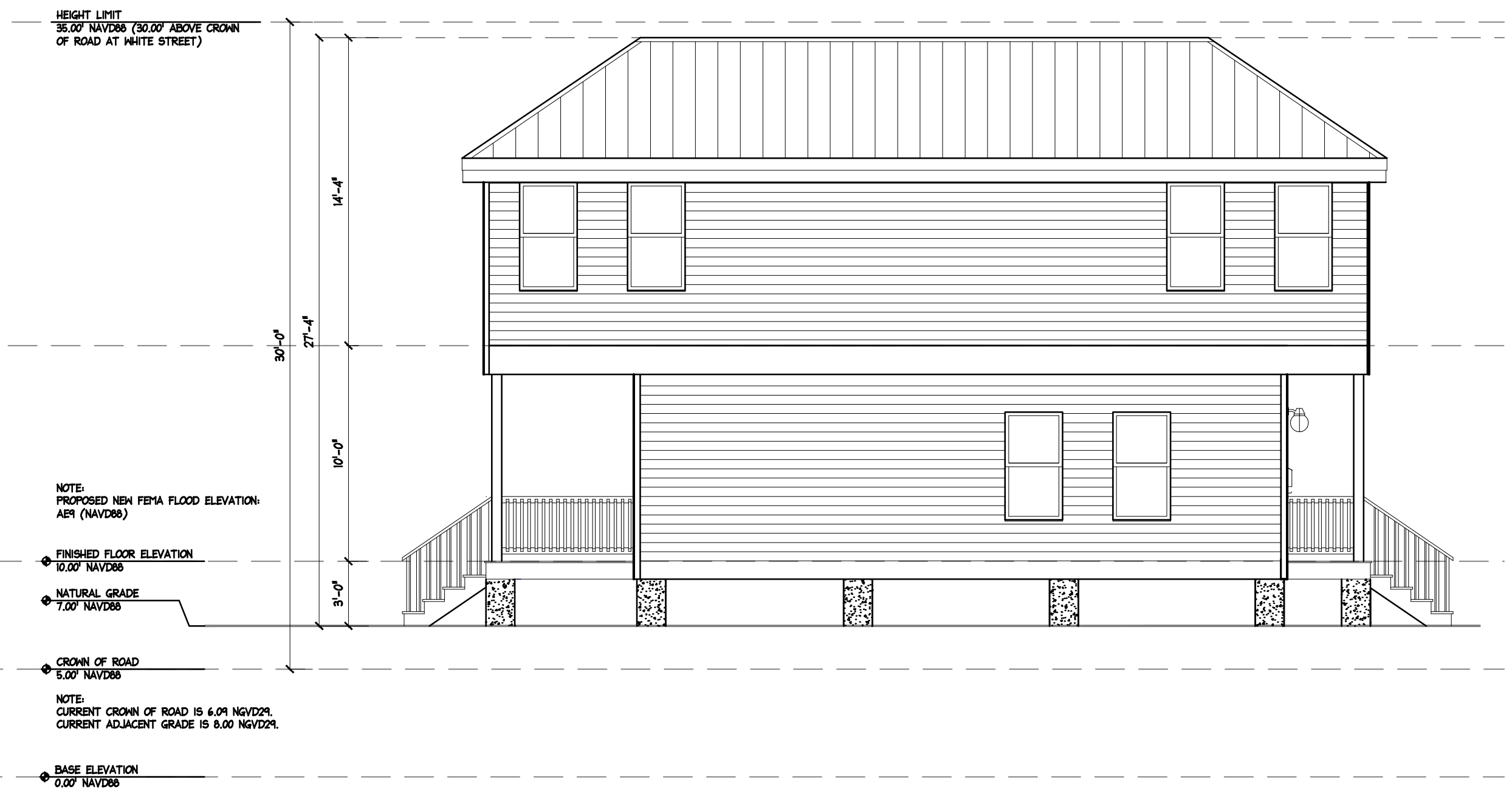
Bender & Associates
 ARCHITECTS p.c.

Project No: 1622-A

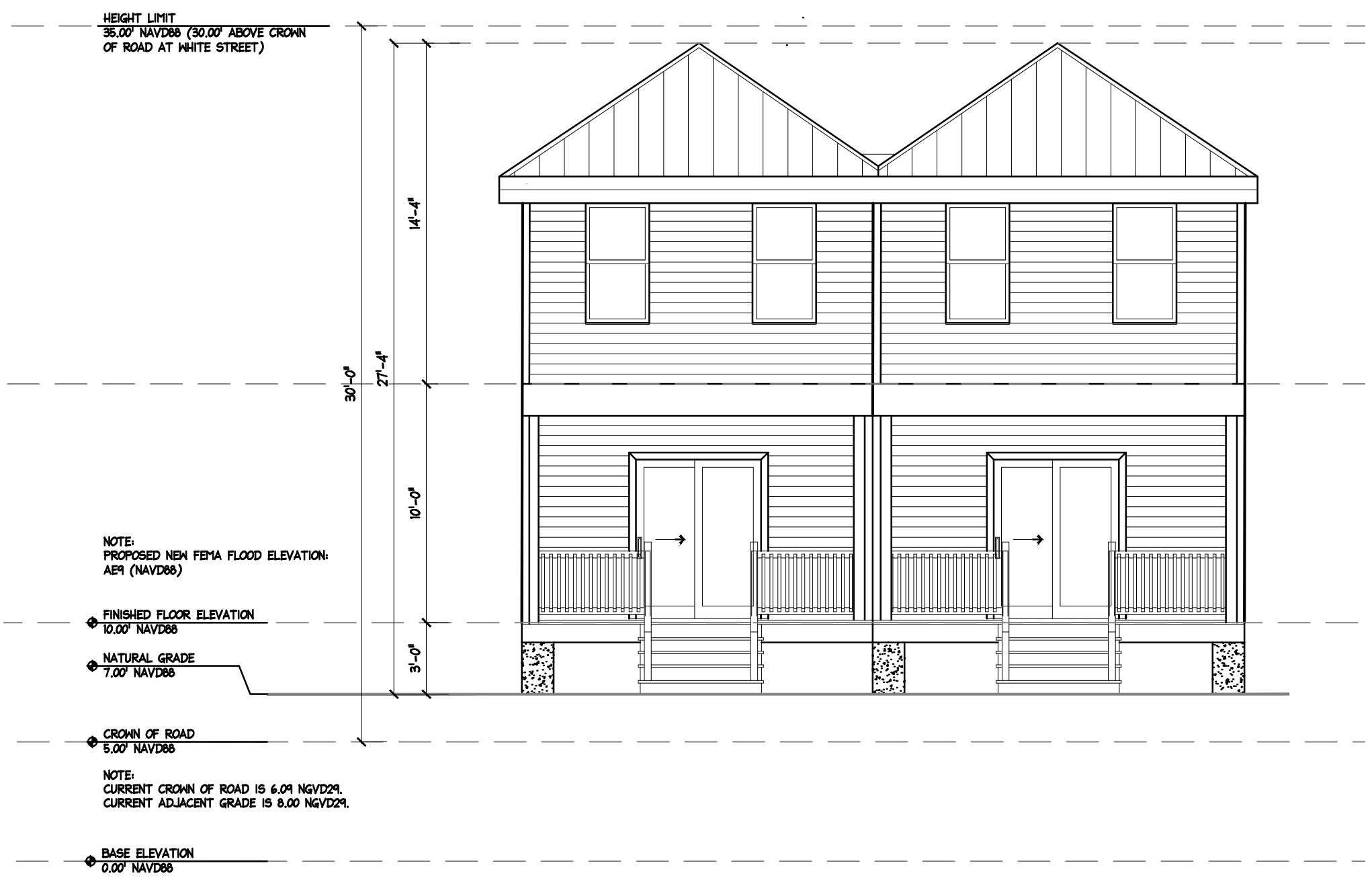
Date: 7/01/2021

A11

NOTE: THESE ELEVATIONS HAVE BEEN REVISED TO INDICATE RELATIVE HEIGHTS ABOVE SEA LEVEL PER THE CURRENT PROPOSED UPDATE OF THE FEMA FLOOD MAPS (AS PROVIDED BY THE CITY OF KEY WEST FLOOD PLAN COORDINATOR ON THE CITY OF KEY WEST WEB SITE). THIS INCLUDES THE ADJUSTMENT FOR DATUM CHANGE TO NAVD88 (-1.0' PER CITY OF KEY WEST FEMA COORDINATOR).



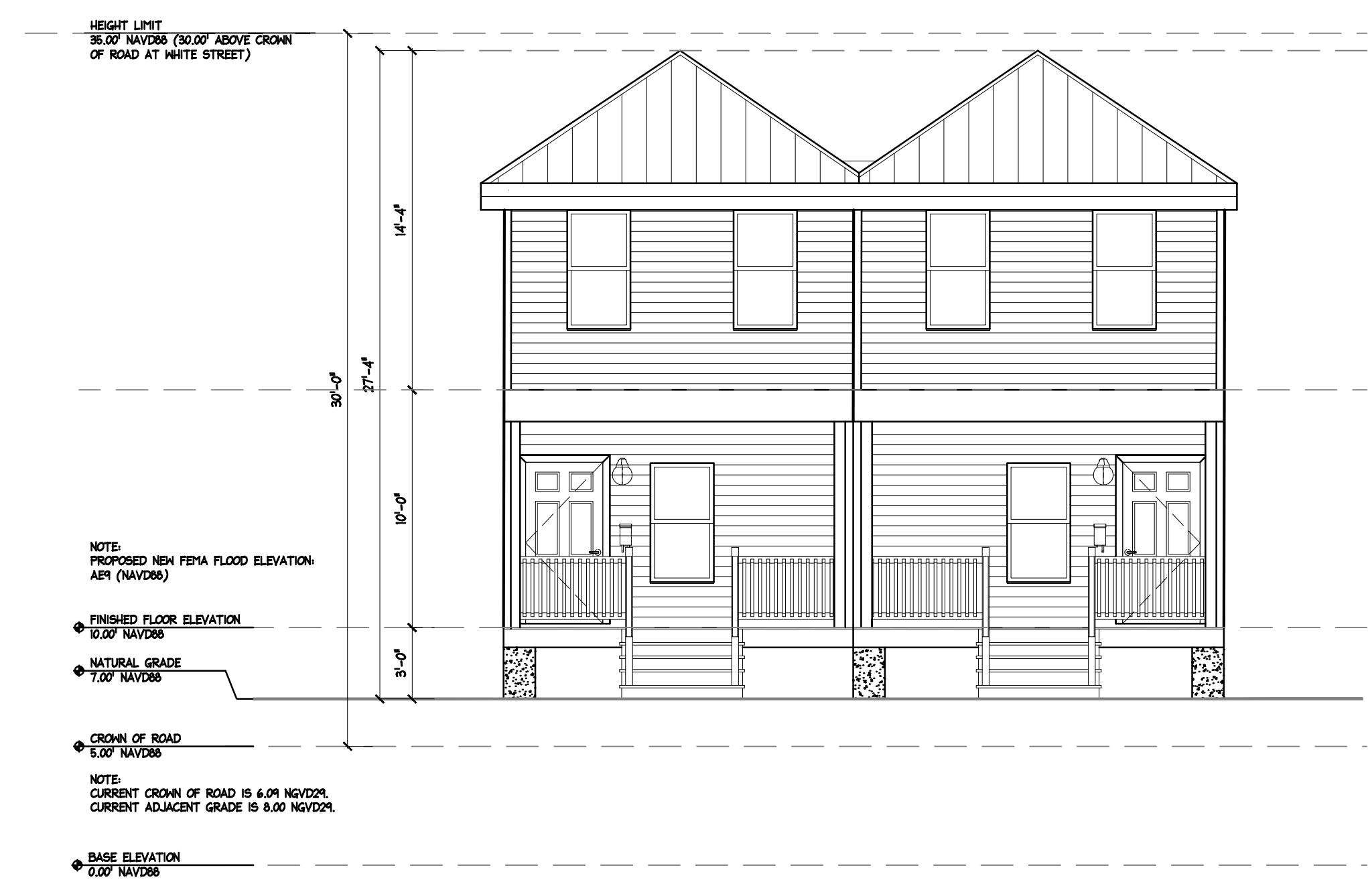
4 DUPLEX SIDE ELEVATION (SITE #5)
SCALE: 3/16"=1'-0"



3 DUPLEX REAR ELEVATION (SITE #5)
SCALE: 3/16"=1'-0"

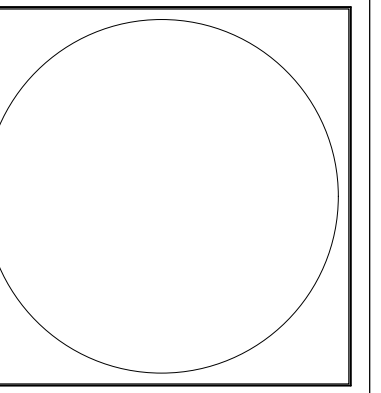


2 DUPLEX SIDE ELEVATION (SITE #5)
SCALE: 3/16"=1'-0"



1 DUPLEX FRONT ELEVATION (SITE #5)
SCALE: 3/16"=1'-0"

PEARY COURT
MAJOR DEVELOPMENT SUBMITTAL
KEY WEST, FLORIDA, 33040



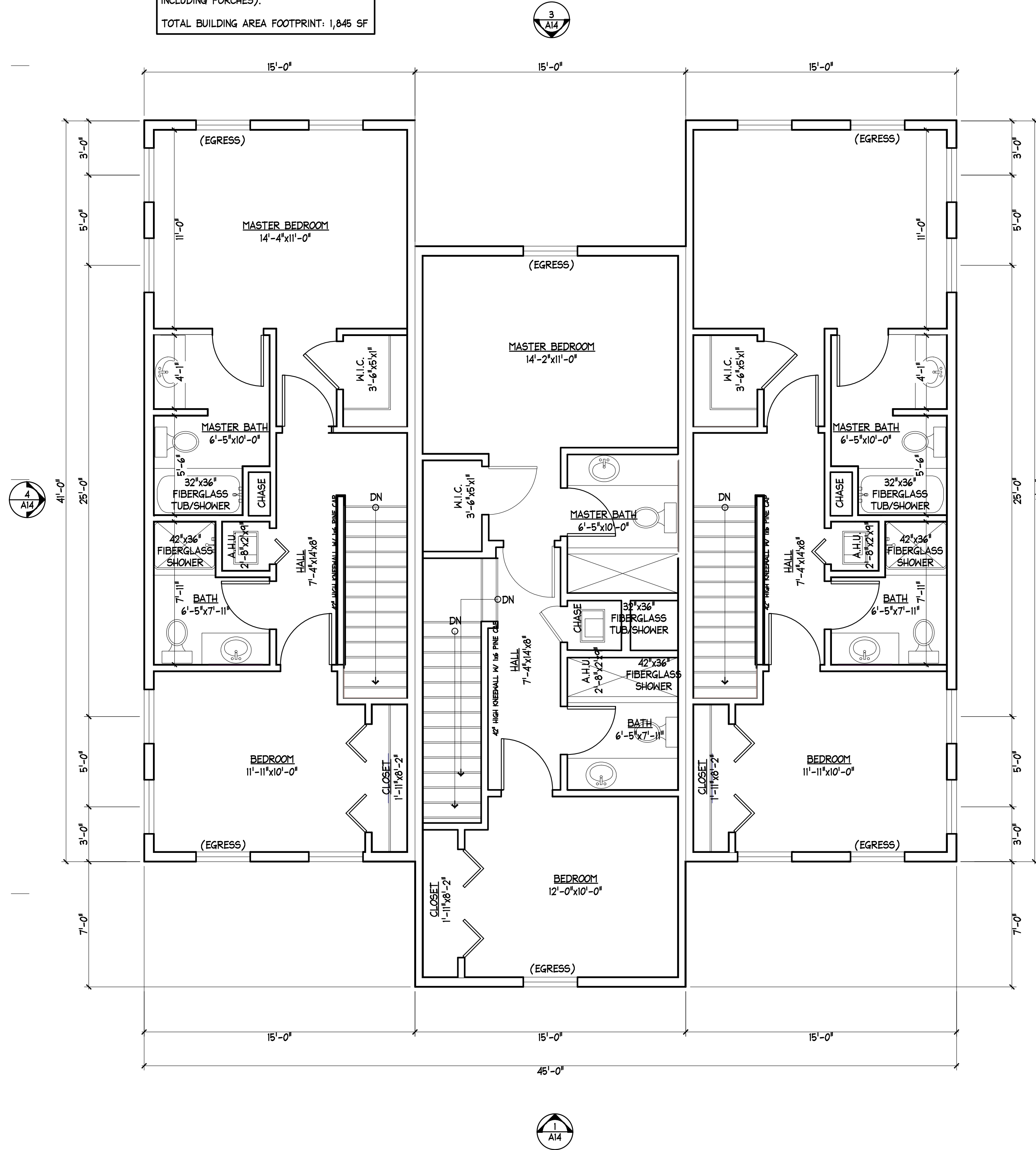
410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License AAC002022

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p.c.

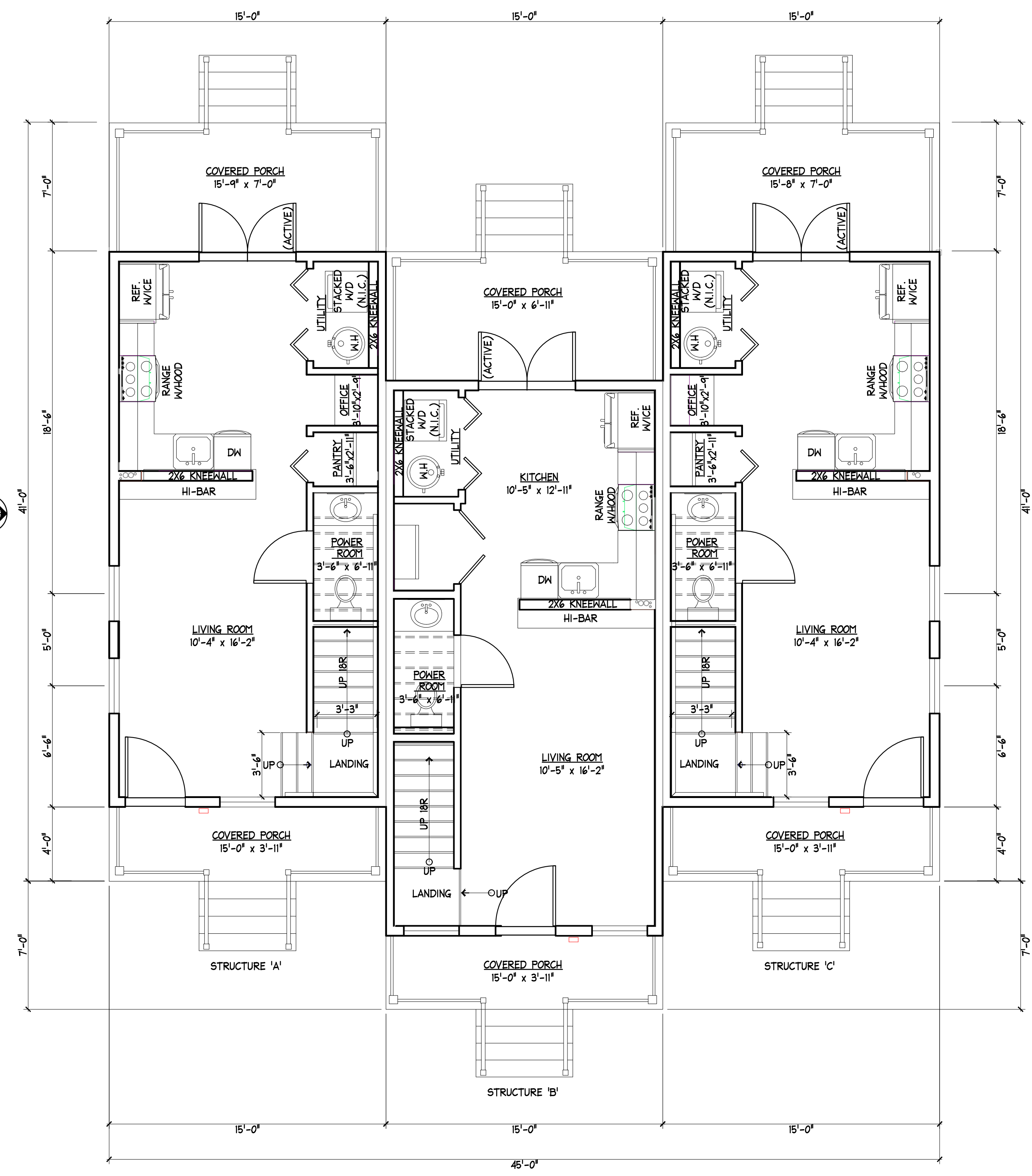
Project No: 1622-A
Date: 7/01/2021

A12
29 of 40

SITES #2 & #4 (TRIPLEX):
 UNIT SIZE: 1,230 SF (615 SF EACH FLOOR, INCLUDING PORCHES).
 TOTAL BUILDING AREA FOOTPRINT: 1,845 SF



2 TRIPLEX SECOND FLOOR PLAN (SITES #2 & #4)
 SCALE: 1/4"=1'-0"



1 TRIPLEX FIRST FLOOR PLAN (SITES #2 & #4)
 SCALE: 1/4"=1'-0"

PEARY COURT
 MAJOR DEVELOPMENT SUBMITTAL

KEY WEST, FLORIDA, 33040

410 Angela Street
 Key West, Florida 33040
 Telephone (305) 296-1347
 Facsimile (305) 296-2727
 Florida License AAC002022

Bender & Associates
 ARCHITECTS
 p.c.

Project No: 1622-A

Date: 7/01/2021

A13

REVISION: 1.06.22
RESPONSE TO DRC
COMMENTS.

NOTE: THESE ELEVATIONS HAVE BEEN REVISED TO INDICATE RELATIVE HEIGHTS ABOVE SEA LEVEL PER THE CURRENT PROPOSED UPDATE OF THE FEMA FLOOD MAPS (AS PROVIDED BY THE CITY OF KEY WEST FLOOD PLAN COORDINATOR ON THE CITY OF KEY WEST WEB SITE). THIS INCLUDES THE ADJUSTMENT FOR DATUM CHANGE TO NAVD88 (-1.0' PER CITY OF KEY WEST FEMA COORDINATOR). FOR REFERENCE THESE ELEVATIONS SPECIFICALLY INDICATE THE PROPOSED CONDITION FOR SITE #4 AS REQUESTED BY CITY STAFF DURING THE DRC PROCESS.



4 TRIPLEX SIDE ELEVATION (SITES #2##4)
SCALE: 3/16"=1'-0"



3 TRIPLEX REAR ELEVATION (SITES #2##4)
SCALE: 3/16"=1'-0"

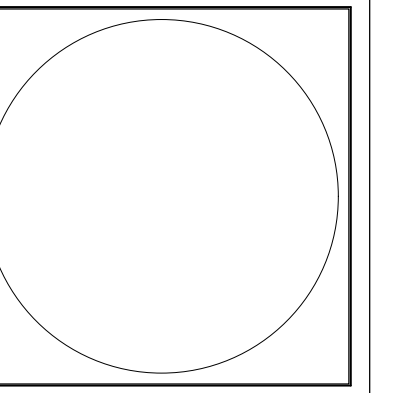


2 TRIPLEX SIDE ELEVATION (SITES #2##4)
SCALE: 3/16"=1'-0"



1 TRIPLEX FRONT ELEVATION (SITES #2##4)
SCALE: 3/16"=1'-0"

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KEY WEST, FLORIDA, 33040



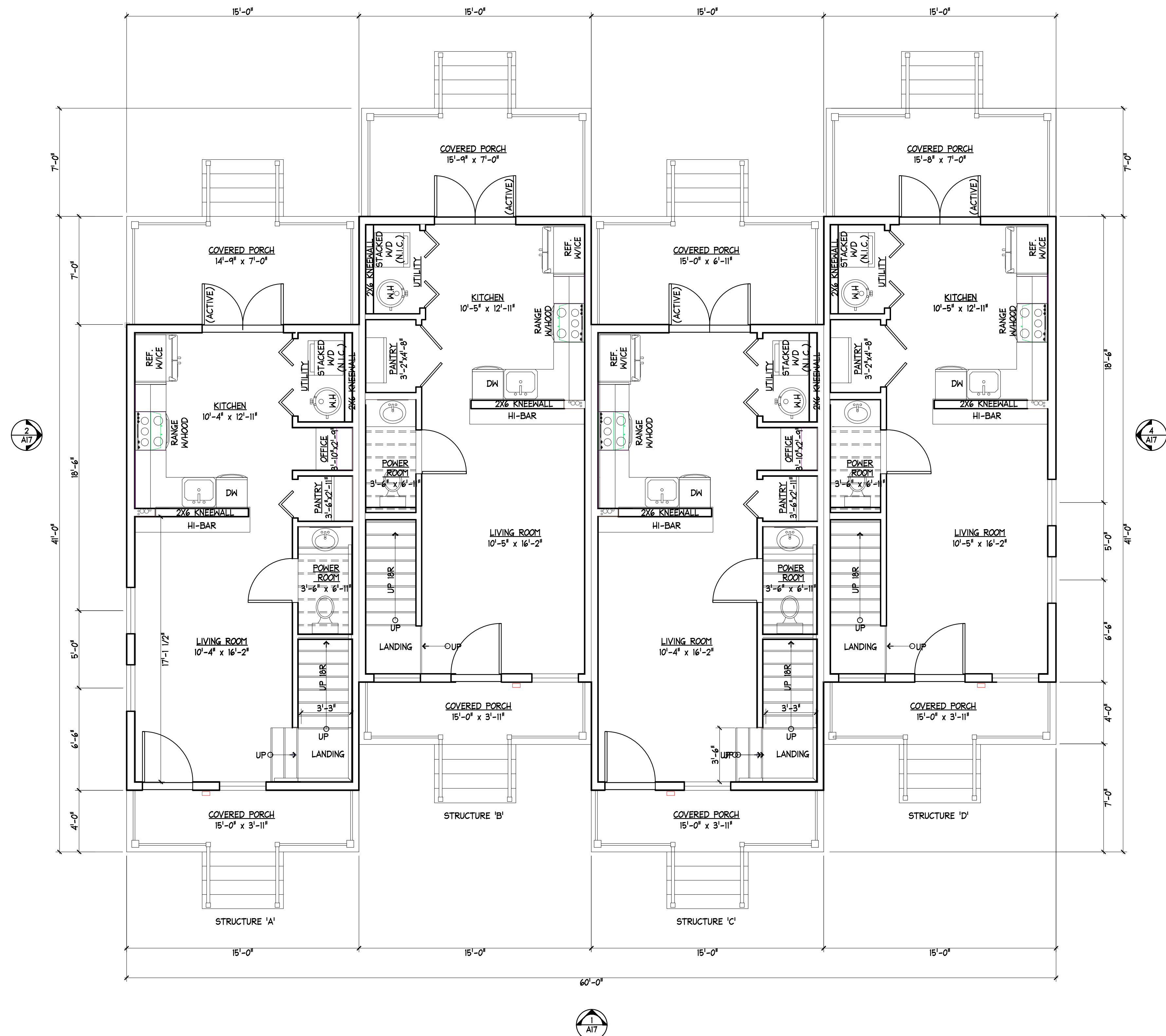
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p.c.

Project No: 1622-A
Date: 7/01/2021

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SITES #1, #3, #6, #7, #8 (QUADRUPLEX):
 UNIT SIZE: 1,230 SF (615 SF EACH FLOOR,
 INCLUDING PORCHES).
 TOTAL BUILDING AREA FOOTPRINT: 2,460 SF



QUADRUPLEX FIRST FLOOR PLAN (SITES #1, #3, #6, #7, #8)
 SCALE: 1/4"=1'-0"

PEARY COURT
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 KEY WEST, FLORIDA, 33040

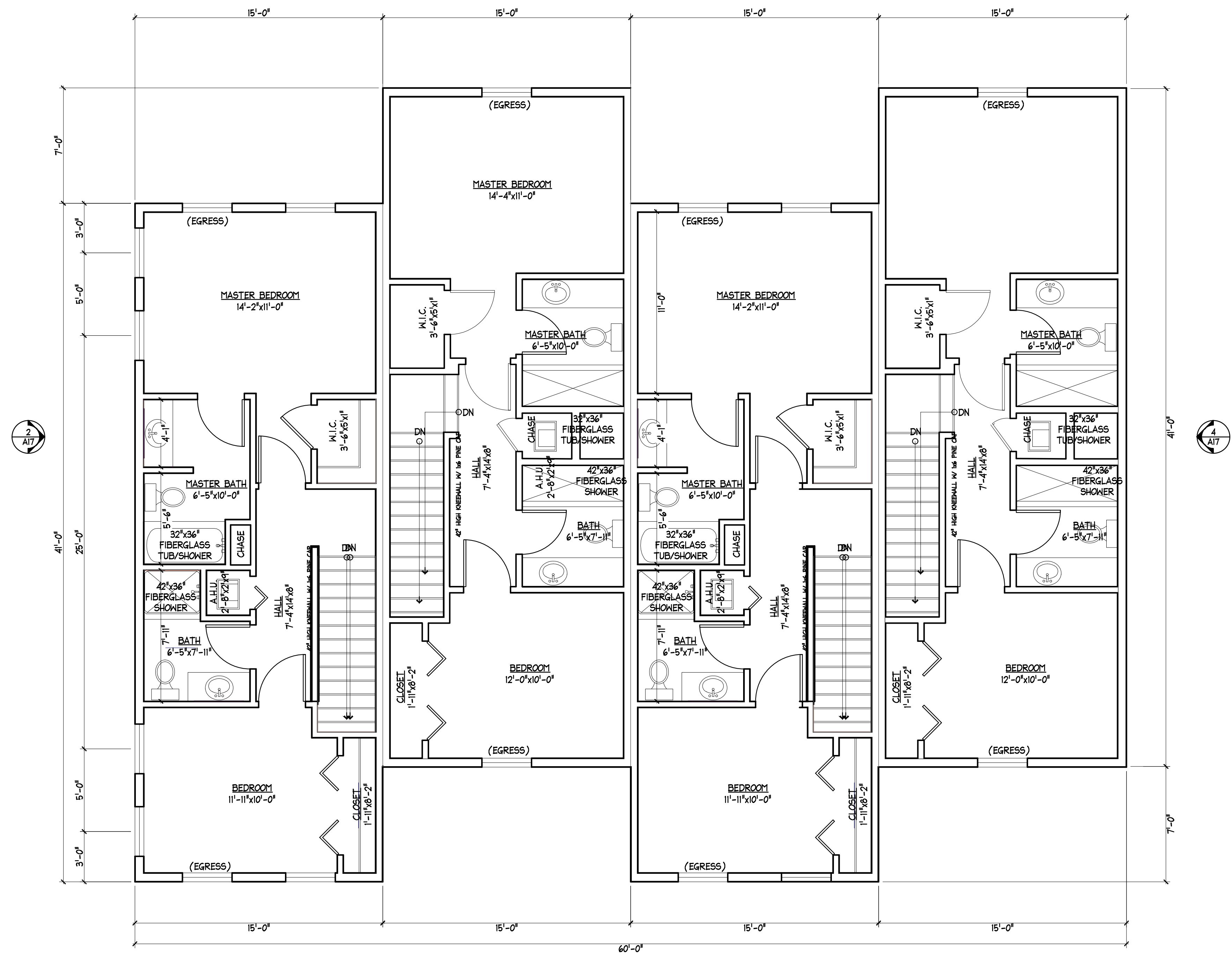
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 Date: 7/01/2021

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SITES #1, #3, #6, #7, #8 (QUADRUPLEX):
 UNIT SIZE: 1,230 SF (615 SF EACH FLOOR, INCLUDING PORCHES).
 TOTAL BUILDING AREA FOOTPRINT: 2,460 SF



1
 A16 QUADRUPLEX SECOND FLOOR PLAN (SITES #1, #3, #6, #7, #8)
 SCALE: 1/4"=1'-0"

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A16

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4 QUADRUPLEX SIDE ELEVATION (SITES #1, #3, #6, #7, #8)
A17 SCALE: 3/16"=1'-0"



3 QUADRUPLEX REAR ELEVATION (SITES #1, #3, #6, #7, #8)
A17 SCALE: 3/16"=1'-0"

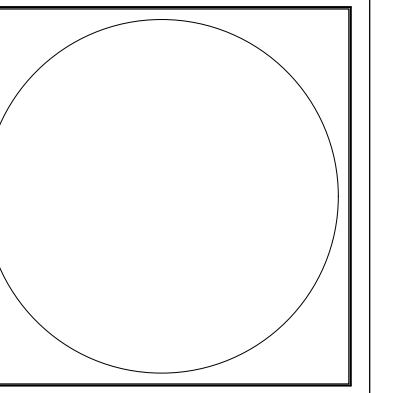


2 QUADRUPLEX SIDE ELEVATION (SITES #1, #3, #6, #7, #8)
A17 SCALE: 3/16"=1'-0"



1 QUADRUPLEX FRONT ELEVATION (SITES #1, #3, #6, #7, #8)
A17 SCALE: 3/16"=1'-0"

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MAJOR DEVELOPMENT SUBMITTAL
KEY WEST, FLORIDA, 33040



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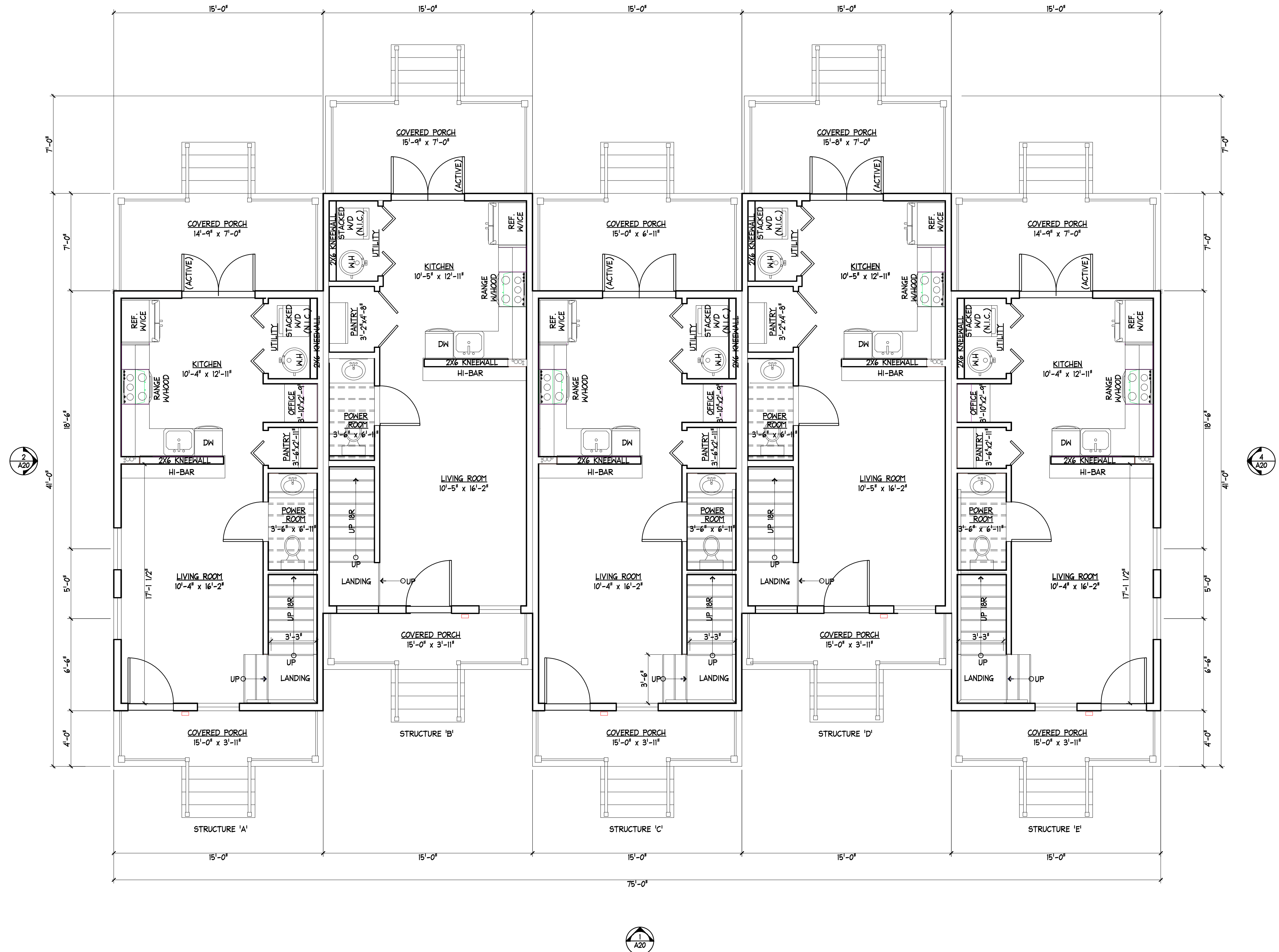
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Project No: 1622-A

Date: 7/01/2021

A17

SITES #9 (QUINTUPLEX):
 UNIT SIZE: 1,230 SF (615 SF EACH FLOOR,
 INCLUDING PORCHES).
 TOTAL BUILDING AREA FOOTPRINT: 3,075 SF



1 QUINTUPLEX FIRST FLOOR PLAN (SITE #9)
 SCALE: 1/4"=1'-0"

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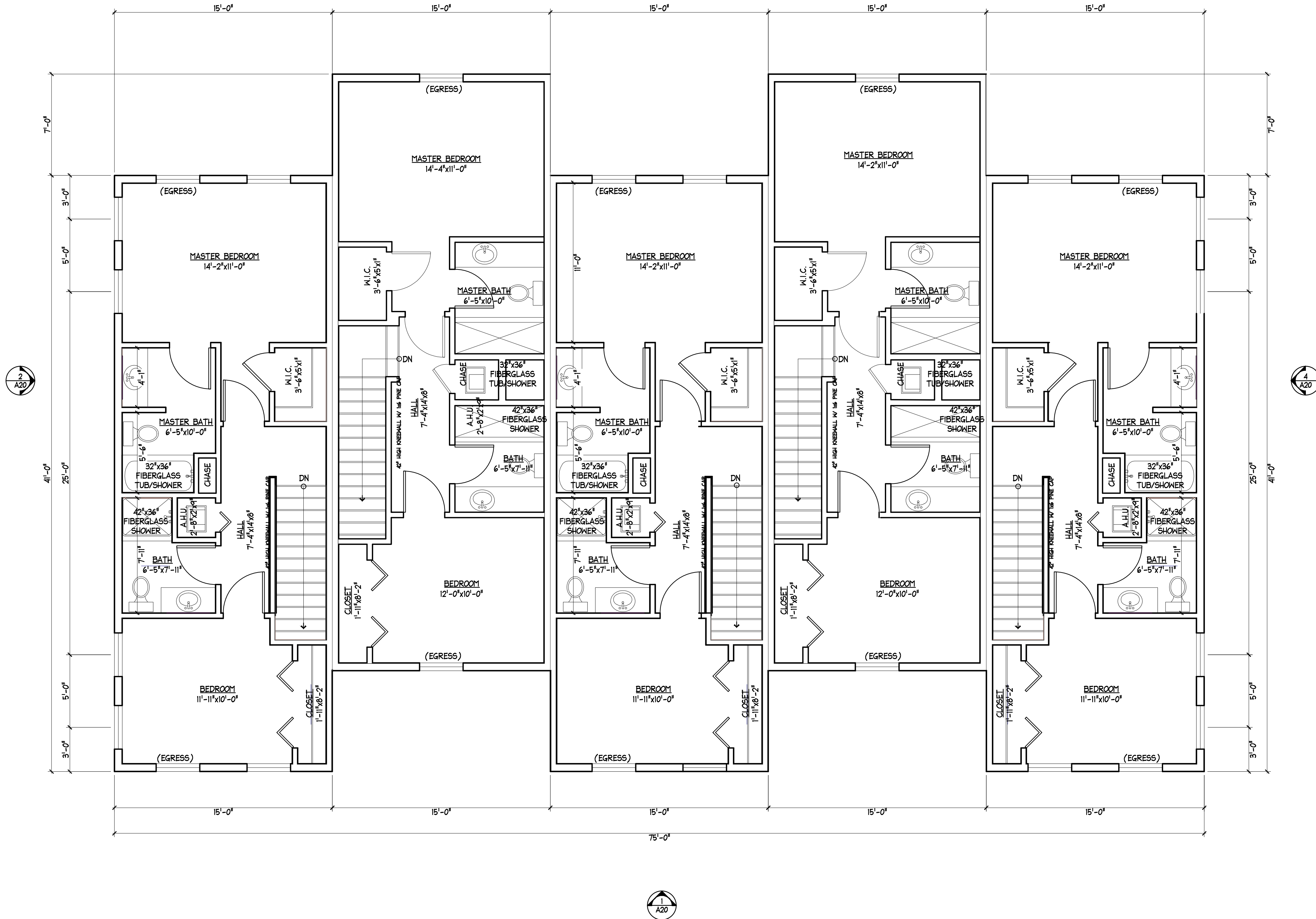
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Project No: 1622-A

Date: 7/01/2021

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SITES #9 (QUINTUPLEX):
 UNIT SIZE: 1,230 SF (615 SF EACH FLOOR, INCLUDING PORCHES).
 TOTAL BUILDING AREA FOOTPRINT: 3,075 SF



Q | QUINTUPLEX SECOND FLOOR PLAN (SITE #9)
 SCALE: 1/4"=1'-0"

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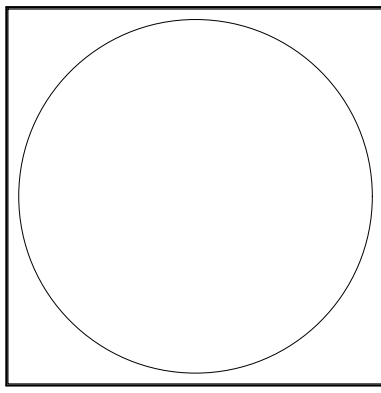
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Date: 7/01/2021

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REVISION: 1.06.22
 RESPONSE TO DRC
 COMMENTS.

PEARY COURT
 MAJOR DEVELOPMENT SUBMITTAL
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Date: 7/01/2021

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 37 of 40

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4 QUINTUPLEX SIDE ELEVATION (SITE #9)
 SCALE: 3/16"=1'-0"



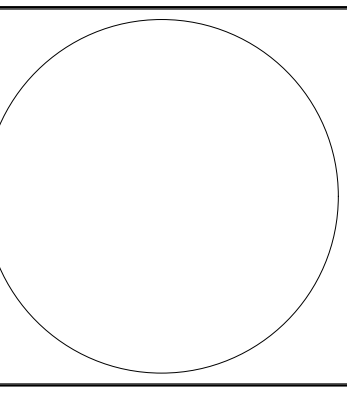
3 QUINTUPLEX REAR ELEVATION (SITE #9)
 SCALE: 3/16"=1'-0"



2 QUINTUPLEX SIDE ELEVATION (SITE #9)
 SCALE: 3/16"=1'-0"



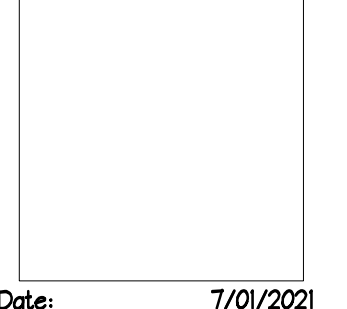
1 QUINTUPLEX FRONT ELEVATION (SITE #9)
 SCALE: 3/16"=1'-0"



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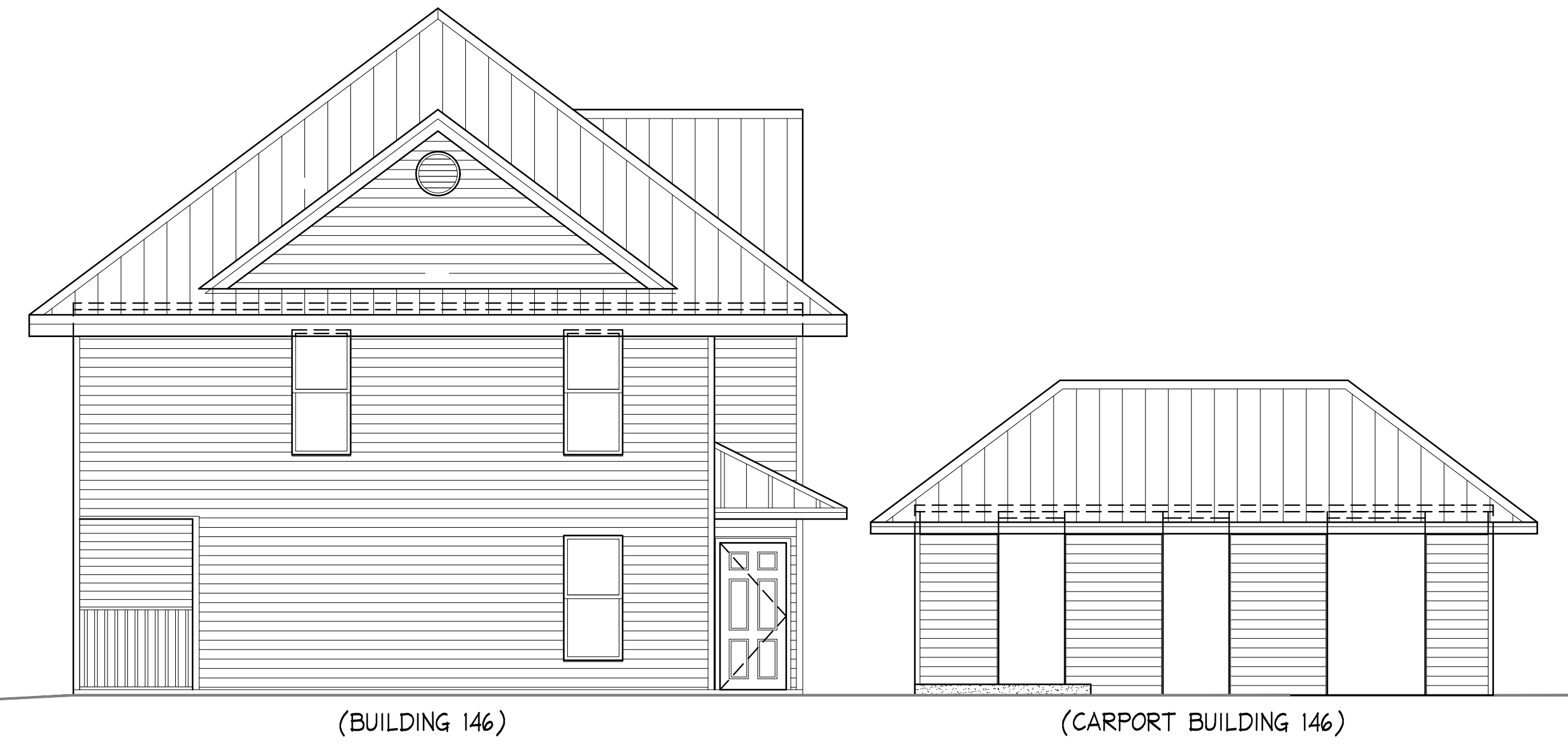
Date: 7/01/2021

A21

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2 SOUTH WEST ELEVATION SITE #2 (VIEW FROM WHITE STREET)
SCALE: 3/16"=1'-0"



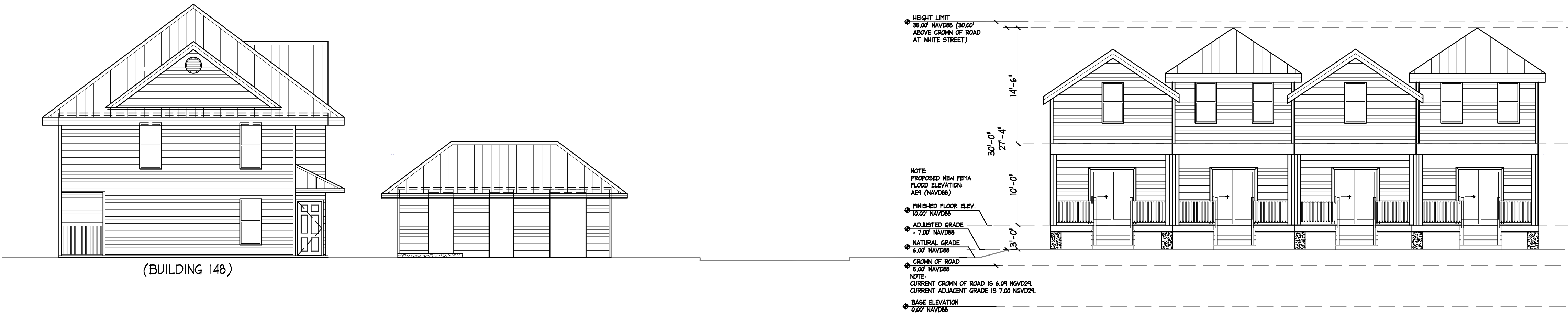
1 SOUTH WEST ELEVATION SITE #1 (VIEW FROM WHITE STREET)
SCALE: 3/16"=1'-0"



REVISION: 1.06.22
RESPONSE TO DRC
COMMENTS.

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MAJOR DEVELOPMENT SUBMITTAL
KEY WEST, FLORIDA, 33040

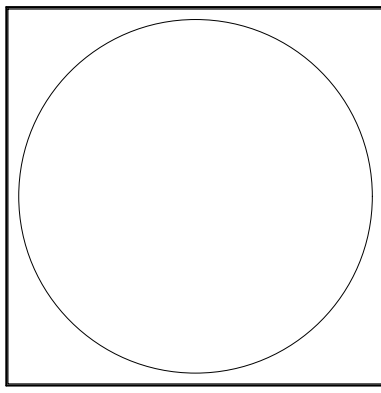
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2 SOUTH WEST ELEVATION SITE #3 (VIEW FROM WHITE STREET)
SCALE: 1/8"=1'-0"



1 SOUTH EAST ELEVATION SITE #4 (VIEW FROM ANGELA STREET)
SCALE: 3/16"=1'-0"



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Date: 7/01/2021

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PEARY COURT
PROPOSED NEW UNITS
KEY WEST, FLORIDA, 33040

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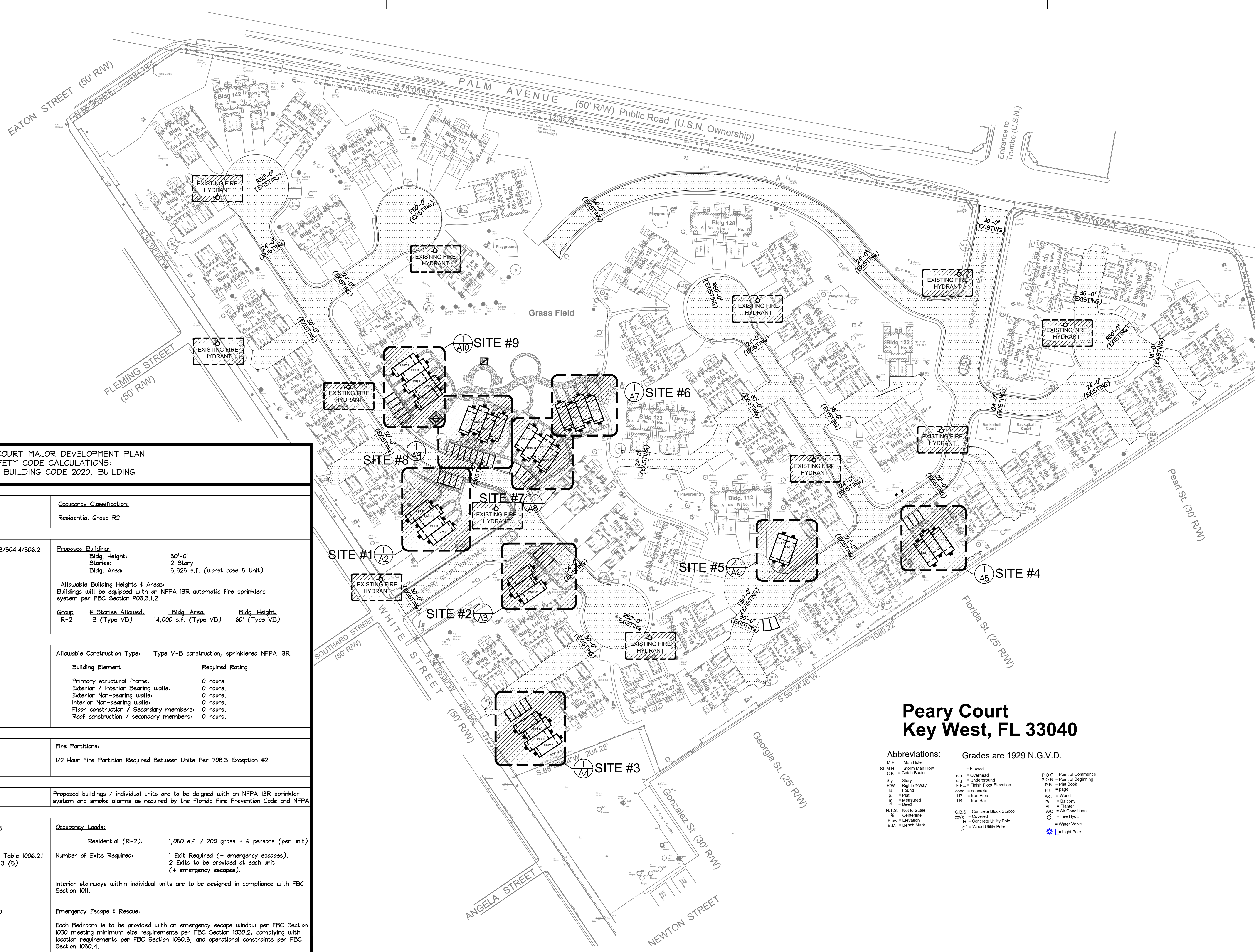
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Date: 7/01/2021

LS

PEARY COURT MAJOR DEVELOPMENT PLAN LIFE SAFETY CODE CALCULATIONS: FLORIDA BUILDING CODE 2020, BUILDING	
Chapter 3	
Section 310	Occupancy Classification: Residential Group R2
Chapter 5	
Tables 504.3/504.4/506.2	Proposed Building: Bldg. Height: 30'-0" Stories: 2 Story Bldg. Area: 3,325 s.f. (worst case 5 Unit) Allowable Building Heights & Areas: Buildings will be equipped with an NFPA 13R automatic fire sprinklers system per FBC Section 903.3.1.2 Group # Stories Allowed Bldg. Area Bldg. Height R-2 3 (Type VB) 14,000 s.f. (Type VB) 60' (Type VB)
Chapter 6	
Table 601	Allowable Construction Type: Type V-B construction, sprinklered NFPA 13R. Building Element Required Rating Primary structural frame: 0 hours. Exterior / Interior Bearing walls: 0 hours. Exterior Non-bearing walls: 0 hours. Interior Non-bearing walls: 0 hours. Floor construction / Secondary members: 0 hours. Roof construction / secondary members: 0 hours.
Chapter 7	
Section 708	Fire Partitions: 1/2 Hour Fire Partition Required Between Units Per 708.3 Exception #2.
Chapter 9	
Section 903	Proposed buildings / individual units are to be designed with an NFPA 13R sprinkler system and smoke alarms as required by the Florida Fire Prevention Code and NFPA
Chapter 10	
Table 1004.5	Occupancy Loads: Residential (R-2): 1,050 s.f. / 200 gross = 6 persons (per unit)
Sec. 1006 / Table 1006.2.1 Sec. 1006.3.3 (5)	Number of Exits Required: 1 Exit Required (+ emergency escapes). 2 Exits to be provided at each unit (+ emergency escapes).
Section 1011	Interior stairways within individual units are to be designed in compliance with FBC Section 1011.
Section 1030	Emergency Escape & Rescue: Each Bedroom is to be provided with an emergency escape window per FBC Section 1030 meeting minimum size requirements per FBC Section 1030.2, complying with location requirements per FBC Section 1030.3, and operational constraints per FBC Section 1030.4. All landscaping is to be designed to ensure no conflict with emergency egress locations.



Peary Court
Key West, FL 33040

- Abbreviations:
- M.H. = Man Hole
 - S.M.H. = Storm Man Hole
 - C.B. = Catch Basin
 - Sty. = Story
 - R/W = Right-of-Way
 - fd. = Found
 - p. = Plat
 - M. = Measured
 - d. = Dead
 - N.T.S. = Not to Scale
 - Q. = Centerline
 - Elev. = Elevation
 - B.M. = Bench Mark
 - Firewell
 - o/h = Overhead
 - u/g = Underground
 - F.F.L. = Finish Floor Elevation
 - conc. = concrete
 - I.P. = Iron Pipe
 - I.B. = Iron Bar
 - C.B.S. = Concrete Block Stucco
 - conc. = covered
 - Concrete Utility Pole
 - Wood Utility Pole
 - P.O.C. = Point of Commence
 - P.O.B. = Point of Beginning
 - P.B. = Plat Book
 - pg. = page
 - wd. = Wood
 - Bal. = Balcony
 - Pl. = Planter
 - A/C = Air Conditioner
 - Q. = Fire Hydr.
 - Water Valve
 - Light Pole

LIFE SAFETY SITE PLAN SHOWING PROPOSED NEW UNITS, ROAD ACCESS AND FIRE HYDRANT LOCATIONS
SCALE: 1/64"=1'-0"