



Historic Architectural Review Commission Staff Report for Item 4

To: Chairman Bryan Green and Historic Architectural Review
Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: March 22, 2022

Applicant: Bender & Associates

Application Number: H2022-0009

Address: 541 White Street

Description of Work:

Major Development Plan – Nine new buildings containing a total of 33 new residential units and conversion of 15 existing two-bedroom units to 30 one-bedroom units. New a/c units and trash enclosures.

Site Facts:

The site under review is located next to one of the principal entrances to the historic district and abuts White Street on the west, Angela Street and the Peary Court Cemetery on the south, and Eisenhower Drive on the east. The parcel consist of approximately 24.18 acres and contains 48 non- historic buildings, all deed as affordable housing. On November 16, 2015, the Commission approved a Major Development Plan for new 48 affordable units on the site, but the project was never built. The previous design located all units in the site where the Credit Union building used to be.

Guidelines Cited on Review:

- New Construction (pages 38a- 38q), specifically guidelines 1, 2, 4, 8, 11, 12, 13, 14, 15, 18, 22, 23, 24, and 25.
- Air conditioning units and trash facilities (pages 42-43) specifically guidelines 5 and 6.

Staff Analysis:

The Certificate of Appropriateness under review is for the construction of 48 affordable units, of which thirty-three will be built through new buildings and fifteen will be created by dividing existing two-story single units into one unit per floor. The buildings may be built on site or may be modular units. The nine proposed two-story multifamily buildings will be located through existing undeveloped areas in the site and will range from clusters between two to five units. Among the clusters building sites 3 and 4 will be the ones more visible from White and Angela Streets. Building sites 1 and 2 will be located next to the complex entrance but will be setback from White Street approximately 90 feet and 142 feet respectively. The rest of the buildings, sites 5 through 9 will not be visible from the historic district.

The building proposed on site 3 will have four units and will be in the same location where a previous structure was built but destroyed by fire on February 24, 2003. The structure will be surrounded on its south



Peary Court building destroyed by fire. Monroe County Library.

side by Peary Court Cemetery and its orientation will be towards the west, facing White Street. A buffer zone with dense vegetation has been approved by the urban forester. Each unit within the building will have porches in their first floor on the front and rear elevations. In addition, each unit will have its own roof form, which will reduce the scale and massing of the building. The units will be elevated in concrete footers approximately 3 feet from ground to conform with FEMA flood requirements. The building will be approximately 27'-4" high from grade at its tallest ridge and materials to be used are hardi board for siding, impact aluminum windows and doors, wood railings and columns, and 5 v-crimp metal panels for roofing.

The building proposed on site 4 will house three units and their rear façade will be facing Angela Street. All three units will have a one-story porch at the front and rear elevations. The building will have hip roofs over both end units and a front gable roof over the middle unit. Exterior finishes will be hardi board for siding, impact aluminum windows and doors, wood railings and columns, and 5 v-crimp metal panels for roofing. For the rest of the proposed new buildings the height, scale, mass, and construction materials will be similar as for buildings on sites 3 and 4 with the difference of number of units per building:

Site 1 – 4 units

Site 2 – 3 units

Site 5 – 2 units

Site 6 – 4 units

Site 7 – 4 units

Site 8 – 4 units

Site 9 – 5 units

The plans also include trash enclosures per each building and a/c condenser units located in ground over platforms to meet flood requirements. One parking space will be provided per new unit. This project proposes maintaining the current perimeter fence with no changes to it.

Consistency with Cited Guidelines:

Staff finds the proposal to be consistent with regulations for new construction. The building's typology relates to the existing multifamily buildings found in Peary Court. The new buildings will be lower than the existing ones, which are taller than 35 feet. Building forms will have appropriate proportions and mass than the existing structures.

To avoid creation of one large roof that span across the outer envelope of each building the proposed design provides each dwelling unit within a building a localized roof structure giving the buildings an appearance of multiple attached structures. The design reduces the overall height of the buildings by using different roof forms and decreases the amount of visible roof area from the public right-of-way, which differs from the existing non-historic buildings. Furthermore, the design strategy reduces the massing of the buildings by using setbacks and roof forms and slopes based on traditional architecture found in the historic district. Each unit within a building contains front and rear covered porches at the first-floor level that provides additional transparencies along the main elevation of each building. This further reinforces the identification of individual units within each building envelope and reduces the visual scale relative to the existing buildings. The plan proposes structures that in terms of mass and scale, is harmonious between the existing Peary Court buildings and the surrounding neighborhood.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$420 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 12/14/2020 ET



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA # 2022-0009	REVISION #	INITIAL & DATE TK 2/28/22
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

A PRE-APPLICATION MEETING WITH HARC STAFF IS REQUIRED PRIOR TO SUBMITTAL

ADDRESS OF PROPOSED PROJECT:

Peary Court 541 White St. Key West FL

NAME ON DEED:

Jeff Cornfeld

PHONE NUMBER 954-989-2200

OWNER'S MAILING ADDRESS:

EMAIL

APPLICANT NAME:

Bender & Associates Architects

PHONE NUMBER 305-296-1347

APPLICANT'S ADDRESS:

410 Angela Street

EMAIL
hburkee@benderarchitects.com

APPLICANT'S SIGNATURE:

[Signature] (HARC Staff)

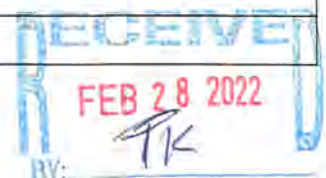
DATE 02.22.2022

ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND-DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS ____ RELOCATION OF A STRUCTURE ____ ELEVATION OF A STRUCTURE ____
PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES ____ NO ☒ INVOLVES A HISTORIC STRUCTURE: YES ____ NO ☒
PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES ____ NO ☒

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.	
GENERAL:	Major development submittal for construction of 33 new residential units and the conversion of 15 existing (2) Bedroom units to 30 (1) Bedroom Units. There will be 9 Building Sites. See Plans
MAIN BUILDING:	N/A
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):	N/A



APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY_HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S): N/A	
PAVERS: None	FENCES: There will be no fence modifications. All fencing is existing.
DECKS: See plans.	PAINTING: See plans.
SITE (INCLUDING GRADING, FILL, TREES, ETC): None	POOLS (INCLUDING EQUIPMENT): None
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER: N/A
A/C equipment and trash enclosures.	

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	☐ APPROVED ☐ NOT APPROVED ☐ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	☐ APPROVED ☐ NOT APPROVED ☐ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	☐ APPROVED ☐ NOT APPROVED ☐ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
Non-historic complex.		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

PROJECT PHOTOS



1942 aerial photo of Peary Court. Monroe County Library.



1960's aerial photo of Peary Court. Monroe County Library.



1970's aerial photo of Peary Court. Monroe County Library.



1998 aerial photo of Peary Court depicting White Street entrance. Monroe County Library.



1998 aerial photo of Peary Court depicting Angela Street boundary. Monroe County Library.



SITE # 1 PHOTO FROM PEARY COURT DRIVE LOOKING WEST



SITE # 2_PHOTO FROM PEARY COURT DRIVE LOOKING SOUTH



SITE # 3_PHOTO FROM PEARY COURT DRIVE LOOKING SOUTH



SITE # 3_PHOTO FROM PEARY COURT DRIVE LOOKING NORTH



SITE # 4_PHOTO FROM PEARY COURT DRIVE LOOKING SOUTH EAST



SITE # 5_PHOTO FROM PEARY COURT DRIVE LOOKING NORTH



SITE # 6, 7, 8_PHOTO FROM PEARY COURT DRIVE LOOKING NORTH



SITE # 6, 7, 8_PHOTO FROM PEARY COURT DRIVE LOOKING NORTH



SITE # 9_PHOTO FROM PEARY COURT DRIVE LOOKING NORTH

PROPOSED DESIGN

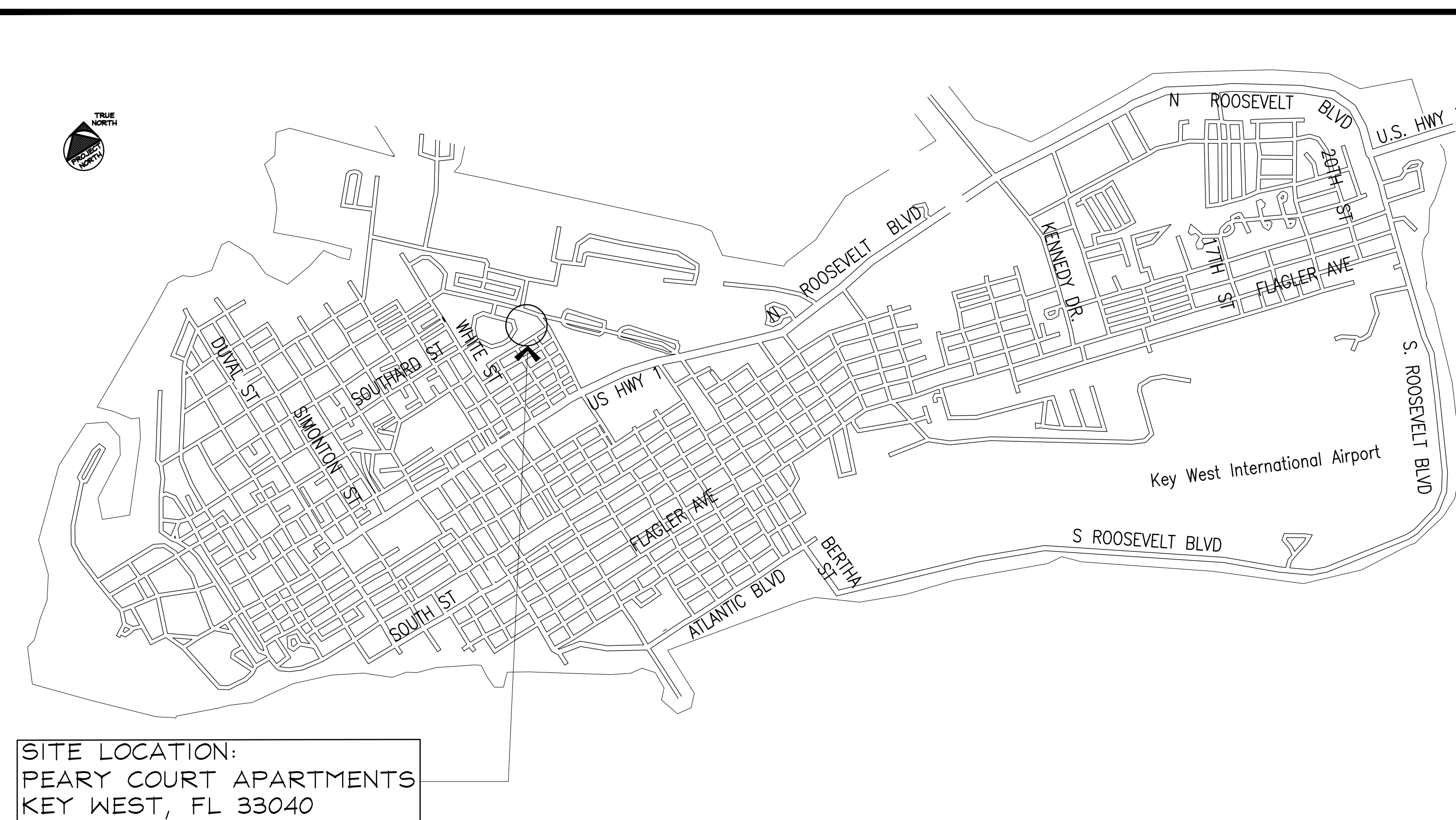
PEARY COURT

541 White Street, Key West FL

Key West Florida 33040

HARC PERMIT

SITE MAP - KEY WEST



SITE LOCATION:
PEARY COURT APARTMENTS
KEY WEST, FL 33040

Not to Scale

PROJECT DIRECTORY

PROJECT: PEARY COURT

ARCHITECT'S PROJECT No.: 1622-A

CONTACT: PEARY COURT APARTMENTS, LLC
Address: 3850 HOLLYWOOD Ste 400, 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 AND THE CONVERSION OF 15 EXISTING (2) BEDROOM UNITS TO 30 (1) BEDROOM UNITS.

GENERAL NOTES

- 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

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.

- 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.
- 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.
- Where discrepancies between drawings, specifications, and code requirements occur, adhere to the most stringent requirement.
- Dimensions shall take precedence over scale.
- All new utilities shall be underground.
- Drawings and specifications are complementary. Refer to all sheets of drawings and applicable sections of the specifications for interfaces of work with related trades.
- After completion of construction remove all debris and construction equipment. Restore site to original condition.
- Notify owner of any possible artifacts uncovered during site grading and throughout the course of construction.
- 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.
- Comply with all requirements for selective demolition as specified, shown on the Demolition Plan, or called for in the selective Demolition Notes.

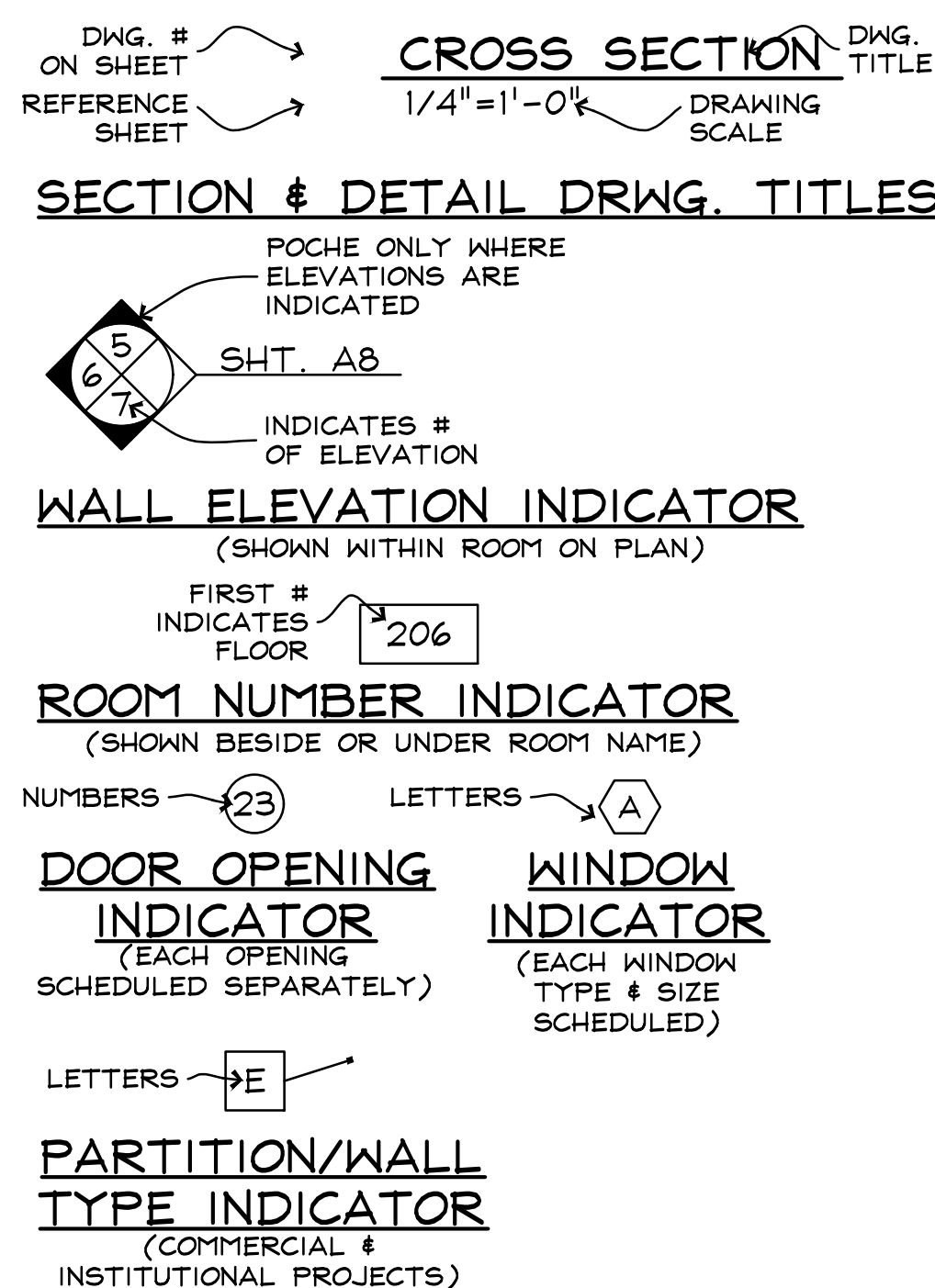
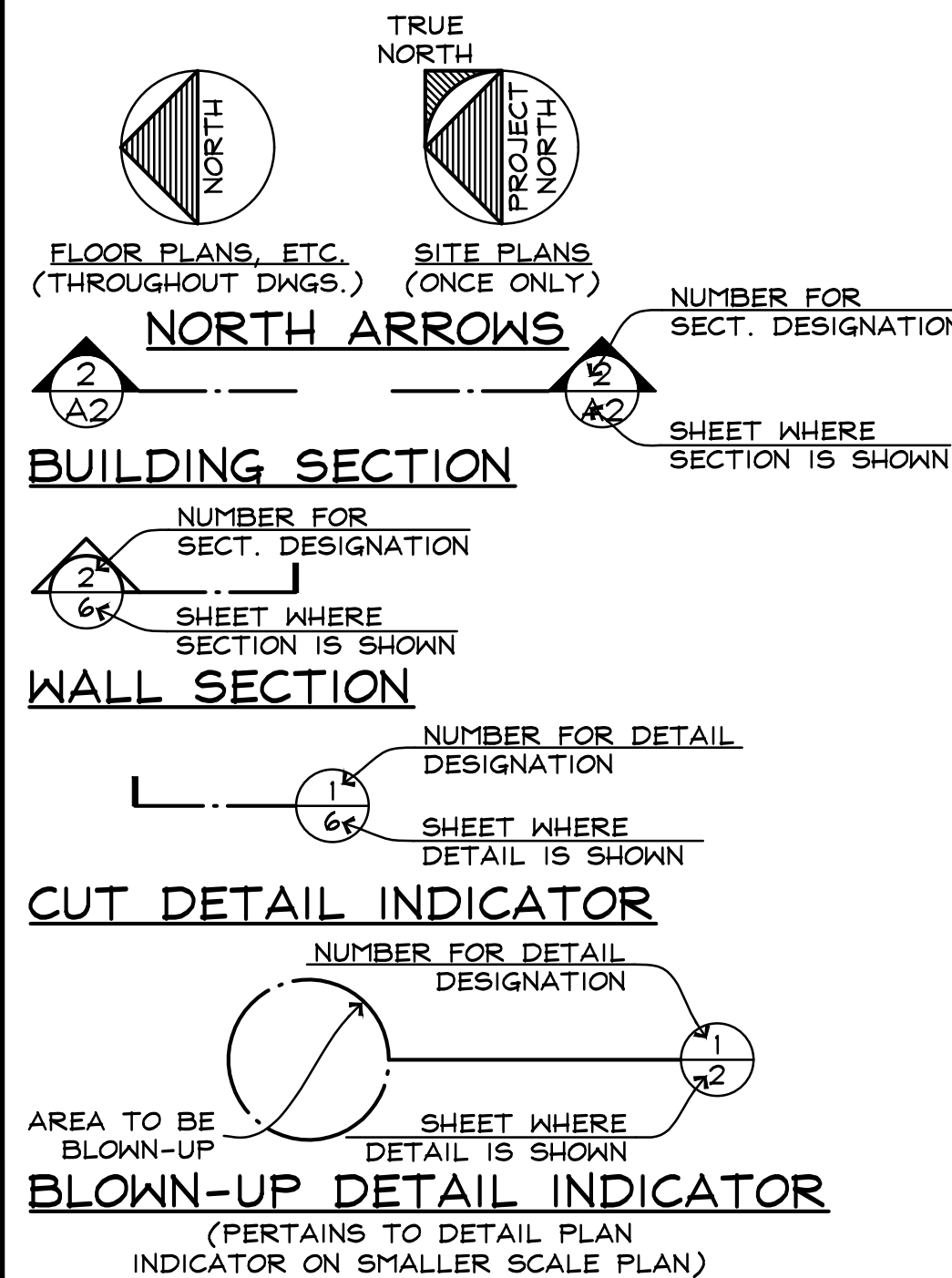
FLORIDA ADMINISTRATIVE CODE

61G1-16.003 Use of Seal. The personal seal, signature and date of the architect or interior designer shall appear on all architectural or interior design documents to be filed for public record and shall be construed to obligate his partners or his corporation. A corporate seal alone is insufficient. Documents shall be signed personally and sealed by the responsible architect or interior designer. Final official record documents (not tracings, etc.) shall be so signed. The signing and sealing of the specification index sheets shall be considered adequate. All drawing sheets and pages shall be so signed and sealed. An architect or interior designer shall not affix, or permit to be affixed, his seal or name to any plan, specifications, drawings, or other related document which was not prepared by him or under his responsible supervising control as provided in Rule Chapter 61G1-23, F.A.C. An architect or interior designer shall not use his seal or do any other act as an architect or interior designer unless holding at the time a certificate of registration and all required renewals thereof. Specific Authority 481.2055, 481.221 FS. Law Implemented 481.221, 481.225(1)(e), (g), (j), 481.225(1)(g), (h), (i) FS. History-New 12-23-79, Formerly 21B-16.03, Amended 7-27-89, Formerly 21B-16.03, Amended 11-21-94, 4-18-00.

ABBREVIATIONS

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

SYMBOLS LEGEND



MATERIAL DESIGNATIONS

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

PARTITIONS & WALLS

CONCRETE MASONRY UNITS
POURED CONCRETE
WOOD FRAME
METAL STUDS
EXISTING CONSTRUCTION TO REMAIN
EXISTING CONSTRUCTION TO BE DEMOLISHED

SHEET INDEX

SHEET INDEX

33 NEW RESIDENTIAL UNITS (TOWNHOUSES):	15 CONVERSION UNITS:
C COVER	A1. DEMOLITION FIRST & SECOND FLOOR
A1 OVERALL SITE PLAN	A2. PROPOSED FIRST & SECOND FLOOR
S SURVEY 1	A3. DEMOLITION & PROPOSED ELEVATIONS
S SURVEY 2	A4. EXISTING & PROPOSED ROOF PLAN
S SURVEY 3	A5. EXISTING & PROPOSED CEILING PLAN
S SURVEY 4	A6. CONVERSION MODEL FIRST & SECOND FLOOR
S SURVEY 5	
S SURVEY SCHEDULE	
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	
R1 BUILDING SITE #1 - STREET VIEW	
R3 BUILDING SITE #3 - STREET VIEW	
R5 BUILDING SITE #5 - STREET VIEW	
R7 BUILDING SITE #7 - STREET VIEW	
R9 BUILDING SITE #9 - STREET VIEW	
R11 BUILDING SITE #11 - STREET VIEW	
R14 BUILDING SITE #14 - STREET VIEW	
R15 BUILDING SITE #15 - STREET VIEW	
R18 BUILDING SITE #18 - STREET VIEW	

PEARY COURT
HARC PERMIT
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

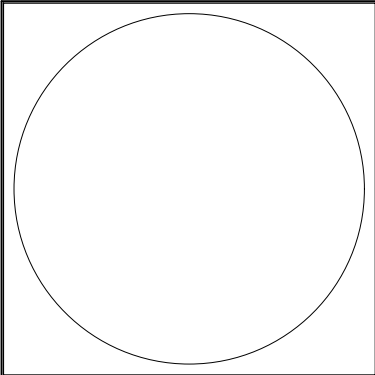
Project No.: 1622-A

SITE MAP KEY WEST
PROJECT DIRECTORY
GENERAL NOTES
SYMBOLS LEGEND
SHEET INDEX

Date: 02/22/2022

C

OF



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

Bender & Associates
ARCHITECTS
p.a.

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

Project Statistics:
Peary Court
Key West, FL 33040

Abbreviations:

M.H. = Man Hole
St. M.H. = Storm Man Hole
C.B. = Catch Basin
S.S. = Story
R/W = Right-of-Way
E. = Easement
P. = Plat
D. = Deck
N.T.S. = Not to Scale
E. = Elevation
B.M. = Bench Mark

Grades are 1929 N.G.V.D.

= Firewall
oh = 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 Shutoff
cov'd = Covered
M = Concrete Utility Pole
W.U.P. = 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
F.H. = Fire Hydrant
W.V. = Water Valve
L. = Light Pole

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
15 PARKING SPACES REQUIRED FOR CONVERSIONS
10% BICYCLE PARKING REQ.

PROVIDED: 33 NEW PARKING SPACES
PROVIDED: 15 EXISTING PARKING SPACES
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



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 Assets
Water lines not located
Deed No. N69450-08-Rp-00011

10/22/15: Updated

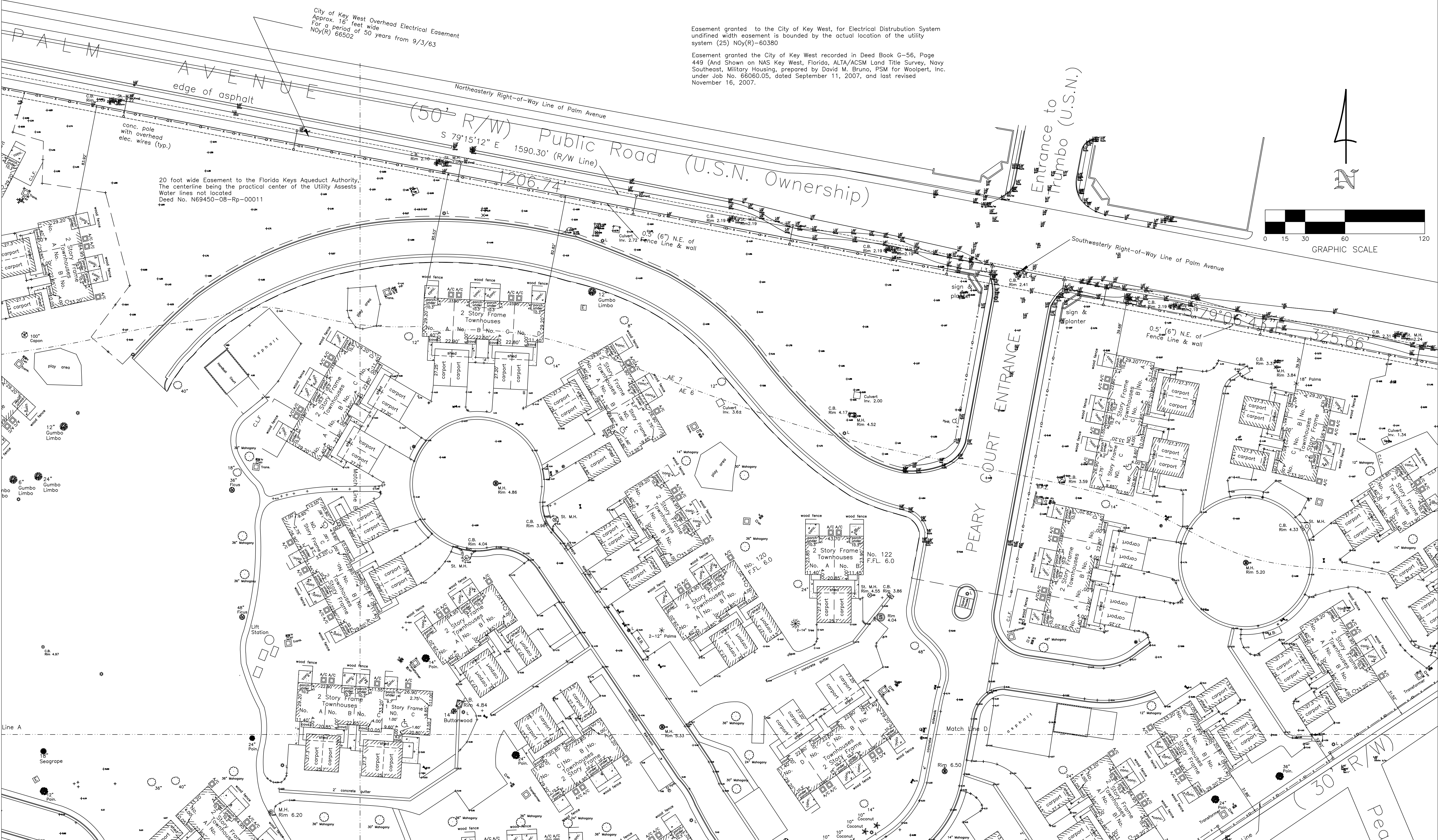
Peary Court Palm Avenue, Key West, FL 33040			
ALTA/ACSM/NSPS Survey			Dwn No.: 15-466
Scale: 1"=30'	Ref. 205-31	Flood panel No. 1516 K	Dwn. By: F.H.H.
Date: 1/31/12		Flood Zone: AE	Flood Elev: 6-7'
REVISIONS AND/OR ADDITIONS			
2/1/12: revise legal Description			
7/18/13: ALTA			
8/1/13: Revise L.D.,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

Sheet 1 of 6

ENGINEERS PLANNERS SURVEYORS

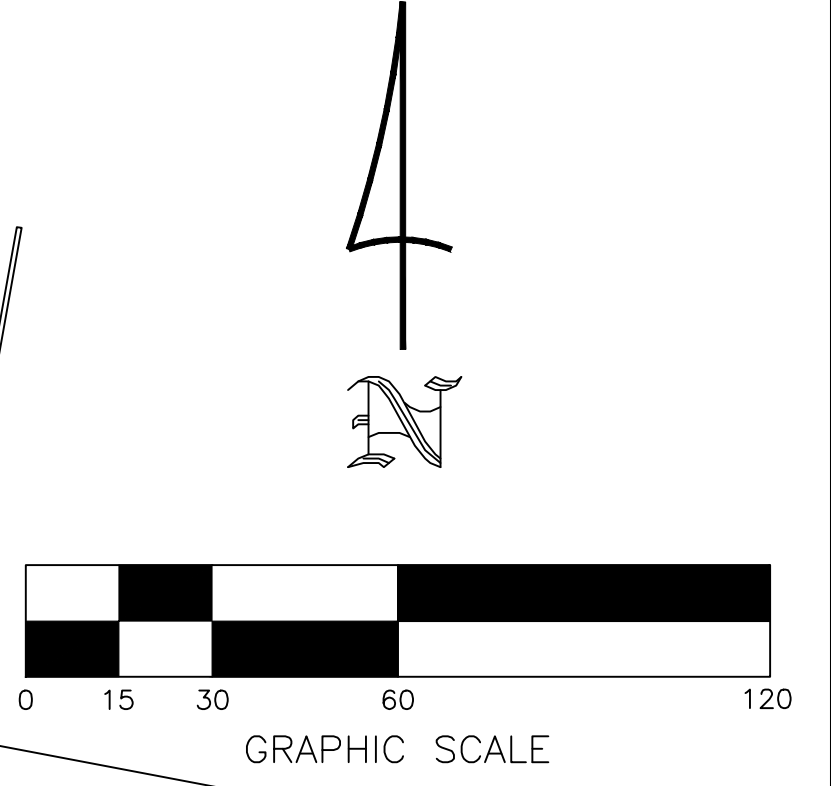
3152 Northside Drive
Suite 201
Key West, FL 33040

(305) 293-0466
(305) 293-0237
fhildeb1@bellsouth.net
L.B. No. 7700



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) NOY(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.



10/22/15: Updated

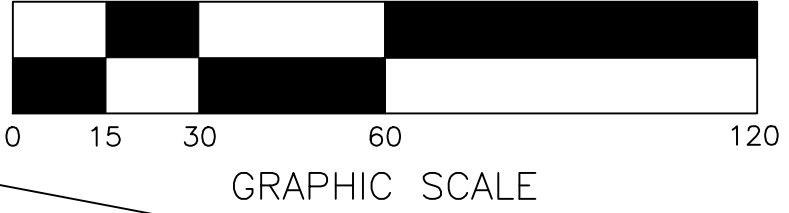
Peary Court Palm Avenue, Key West, FL 33040		Dwn No.: 15-466	
ALTA/ACSM/NSPS Survey		Ref. 205-31	
Scale: 1"=30'	Ref. 205-31	Flood panel No. 1516 K	Dwn. By: F.H.H.
Date: 1/31/12	Flood Zone: AE	Flood Elev: 6'-7"	
REVISIONS AND/OR ADDITIONS			
2/1/12: revise legal Description			
7/18/13: ALTA			
8/1/13: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

ISLAND SURVEYING INC.
ENGINEERS PLANNERS SURVEYORS
3152 Northside Drive
Suite 201
Key West, FL 33040
(305) 293-0466
Fax: (305) 293-0237
fhildeb1@bellsouth.net
L.B. No. 7700



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

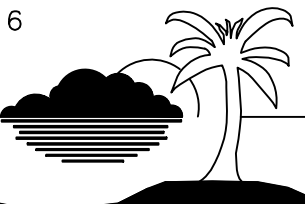
Easement granted the City of Key West recorded in Deed Book G-56, Page
449 (And Shown on NAS Key West, Florida, ALTA/ACSM Land Title Survey, Navy
Southeast, Military Housing, prepared by David M. Bruno, PSM for Woolpert, Inc.
under Job No. 66060.05, dated September 11, 2007, and last revised
November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



10/22/15: Updated

Peary Court Palm Avenue, Key West, Fl. 33040			
ALTA/ACSM/NSPS Survey			
Scale: 1"=30'	Ref. 205-31	Flood panel No. 1516 K	Dwn. No.: 15-466
Date: 1/31/12		Flood Zone: AE	Dwn. By: F.H.H. 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			
dataref.dwg/usn/boundaryinformation/bpearycourt			

Sheet 3 of 6

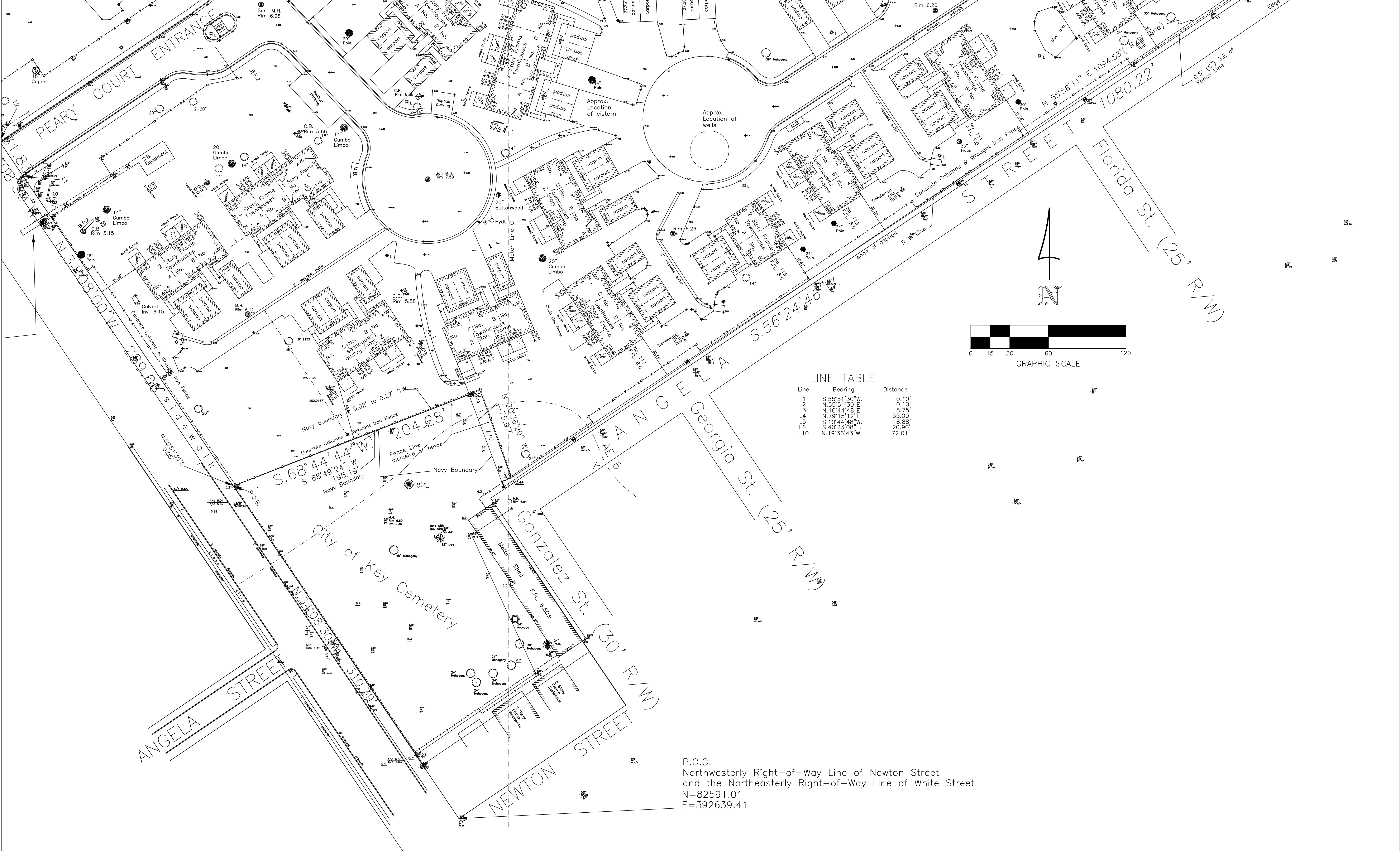


ISLAND SURVEYING INC.

ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive
Suite 201
Key West, Fl. 33040

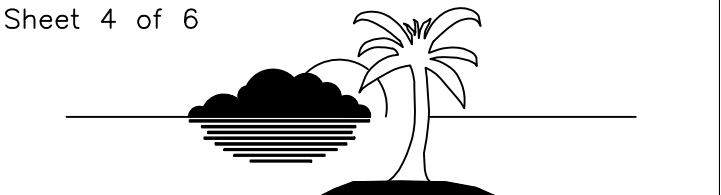
(305) 293-0466
Fax: (305) 293-0237
fhildeb1@bellsouth.net
L.B. No. 7700



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			
data:red.dwg/usn/boundaryinformation/bbpearycourt			

Sheet 4 of 6



ISLAND SURVEYING INC.

ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive
Suite 201
Key West, Fl. 33040

(305) 293-0466
Fax: (305) 293-0237
fhildeb1@bellsouth.net
L.B. No. 7700

P.O.C.
Northwesterly 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

1" 30'	Ref
--------	-----

Scale: 1" = 30'

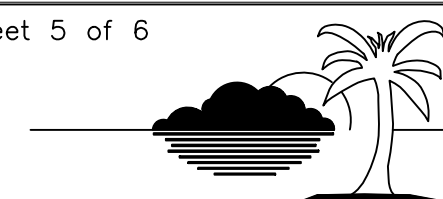
Date: 1/31/12

REVISIONS AND/OR ADDITIONS
2/1/12: revise legal Description

2/17/12: revise legal description
7/18/13: ALTA

8/1/13: Revise L.D., Boundary information

Sheet 5 of 6



ISLAND SURVEYING INC.

ISLAND SURVEYING INC.
ENGINEERS PLANNERS SURVEYORS

152 Northside Drive (305) 293-0166

152 Northside Drive
Suite 201
Daytona Beach, FL 32119
(305) 293-0466
Fax: (305) 293-0237
fhlidch1@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

1. That the survey was made on the ground and is correct.

2. 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.

3. 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.

4. 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.

5. 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.

6. 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).

7. 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.

8. 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.

9. 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).

10. 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.

11. That the survey shows all substantial, visible improvements (in addition to buildings) such as signs, parking areas or structures, swimming pools, tennis courts, etc.

12. 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.

13. 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.

14. 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.

15. That the survey shows the location of all matters affecting the land, including fences, pipelines and streams.

16. That the survey shows all observable evidence of earth moving work, building construction or building additions within recent months.

17. That the survey shows all observable evidence of site use as a solid waste dump, sump or sanitary landfill.

18. That if the subject property is described as being on a field map or plat, a legend relating the survey to said map or plat is on the survey.

19. That the survey shows any coastal body of water or navigable waterway within 150 feet of the subject property, if applicable.

20. 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.

21. 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.

22. 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.

23. That the Subject Property is zoned Historic Special Medium Density Residential District under zoning codes of the Island of Key West.

24. That the survey shows any significant observations not otherwise disclosed.

25. 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 fieldm 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

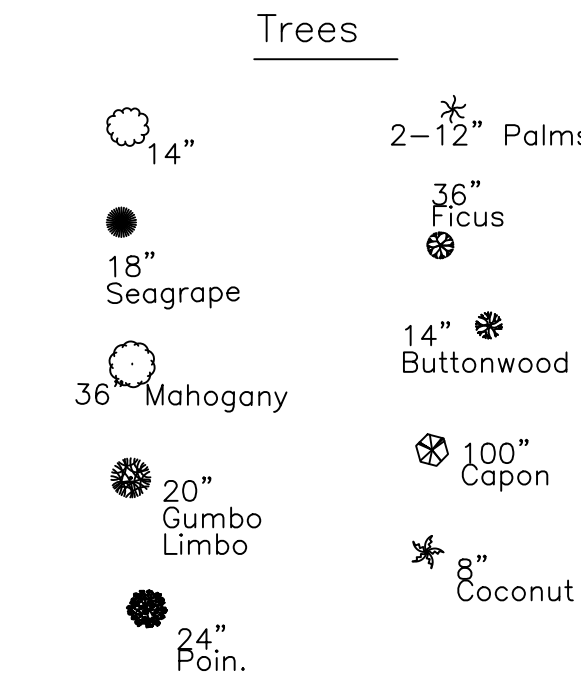
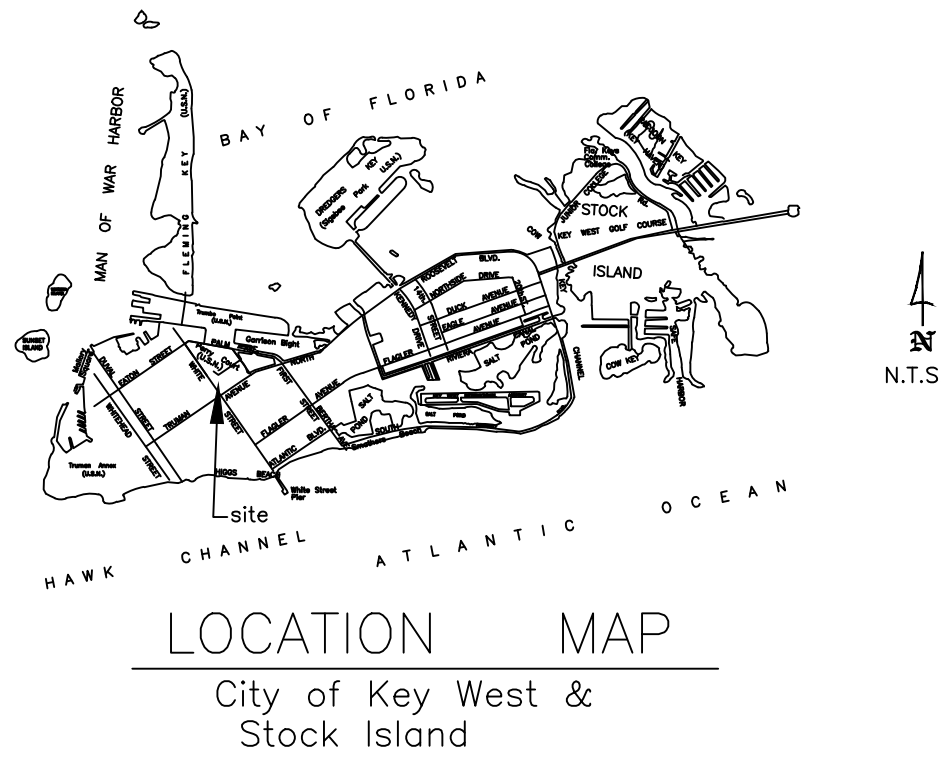
Legal Description; Peary Court:
Prepared by undersigner:
Note: Legal based on Physical properties:
A parcel of land situated in the City of Key West, Monroe County, Florida and being more particularly described as follows: COMMENCING at the intersection of the Northwesterly Right-of-Way Line of Newton Street and the Northeasterly 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 Northeasterly 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 Northeasterly Right-of-Way Line of White Street; thence N 34°08'30" W along the said Northeasterly 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 Northeasterly 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) Northeasterly of a 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 Southeasterly Right-of-Way Line of Palm Avenue; thence S 79°15'12" E along the said Southeasterly 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) Northeasterly of the existing fence and wall; thence S 79°06'43" E and along a line lying 0.5 feet (6 inches) Northeasterly 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) Southeasterly 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

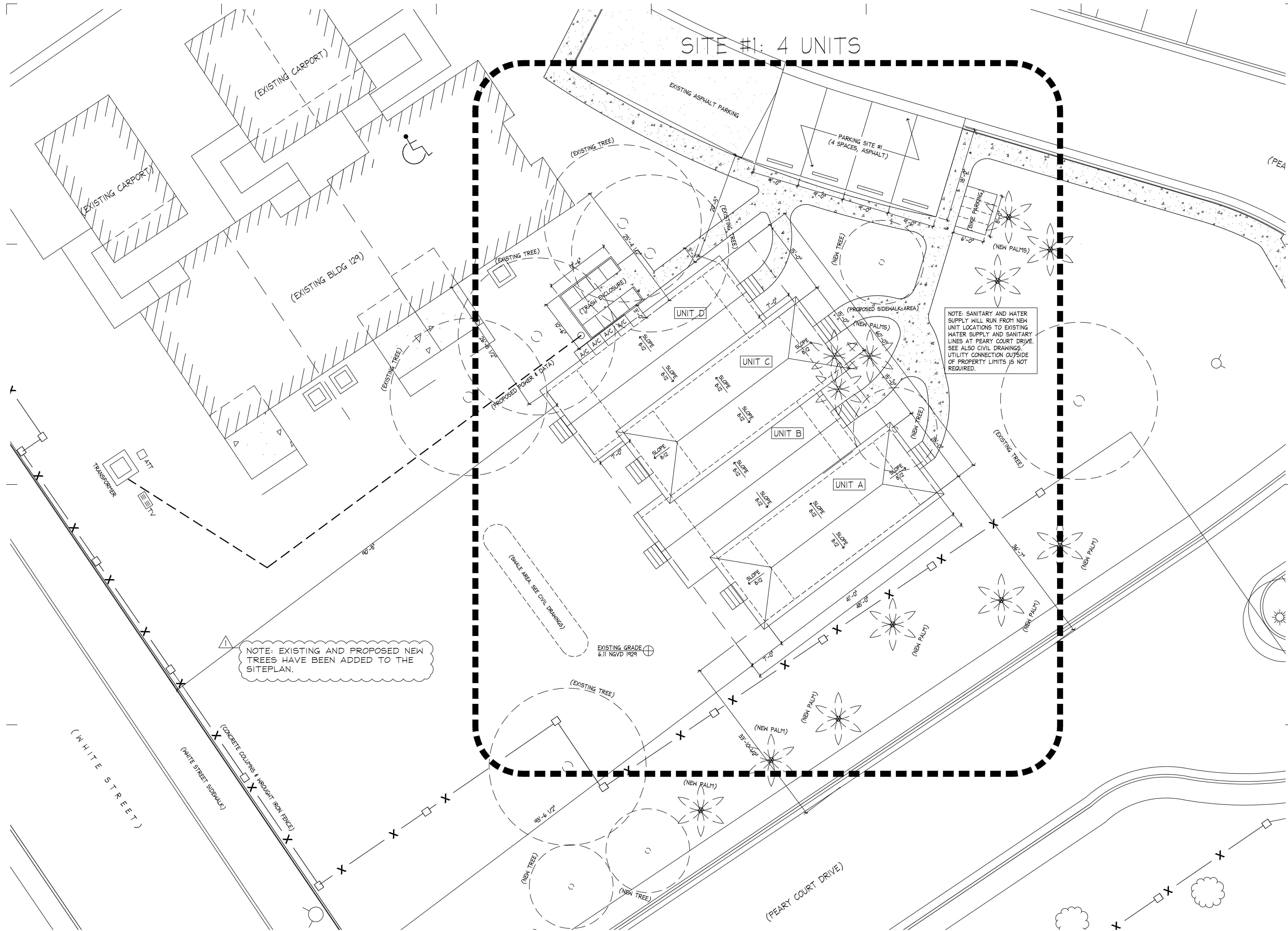
Building heights are 28'

+5.08 = Existing Elevation

Abbreviations: Grades are 1929 N.G.V.D.
M.H. = Man Hole
St. M.H. = Storm Man Hole
C.B. = Catch Basin
Sty. = Story
R/W = Right-of-Way
fd. = Found
p. = Plat
m. = Measured
d. = Deed
N.T.S. = Not to Scale
CL = 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. = Plat Book
pg. = page
wd. = Wood
Bal. = Balcony
Pl. = Planter
A/C = Air Conditioner
○ = Fire Hydr.
◀ = Water Valve
☼ L = Light Pole

Field Work performed on: 10/21/15

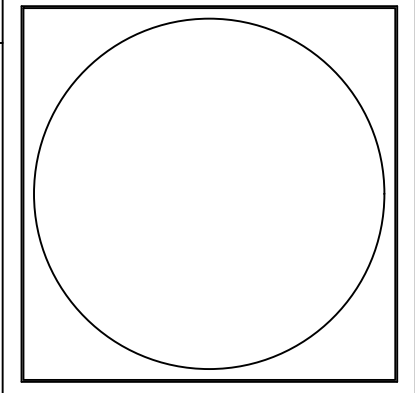
Updated 10/22/15: major change, removal of old credit union bldg.



1 SITE PLAN BUILDING SITE #1
A2 SCALE: 1/8"=1'-0"

REVISION: 1.06.22
RESPONSE TO DRC
COMMENTS.

PEARY COURT
MAJOR DEVELOPMENT SUBMITTAL
KEY WEST, FLORIDA, 33040



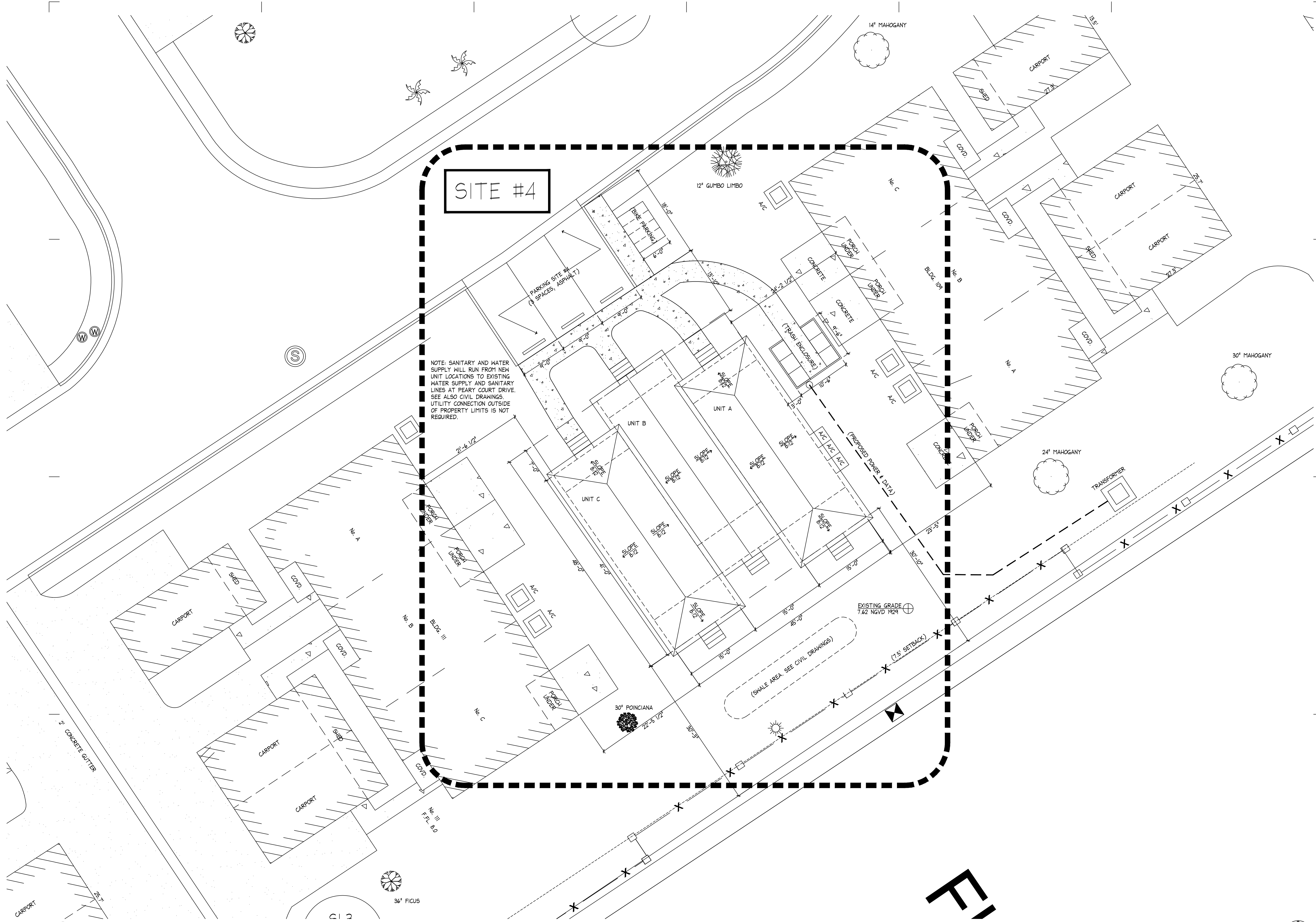
410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License AAC002022

Bender & Associates
ARCHITECTS
p.a.

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

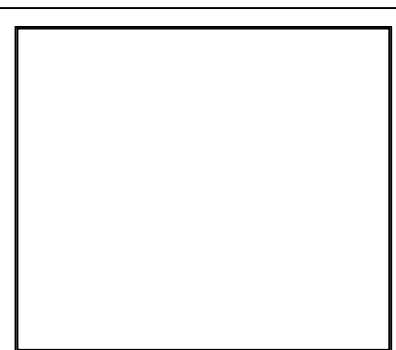
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21 OF 42



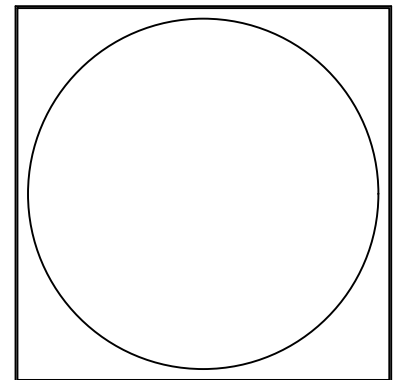


NOTE: SANITARY AND WATER SUPPLY WILL RUN FROM NEW UNIT LOCATIONS TO EXISTING WATER SUPPLY AND SANITARY LINES AT PEARY COURT DRIVE. SEE ALSO CIVIL DRAWINGS. UTILITY CONNECTION OUTSIDE OF PROPERTY LIMITS IS NOT REQUIRED.

1 SITE PLAN BUILDING SITE #4
A5 SCALE: 1/8"=1'-0"



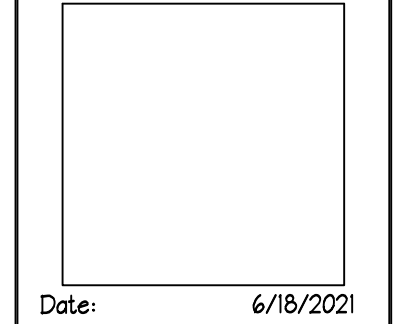
PEARY COURT
MAJOR DEVELOPMENT SUBMITTAL
KEY WEST, FLORIDA, 33040



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

Bender & Associates
ARCHITECTS
p.a.

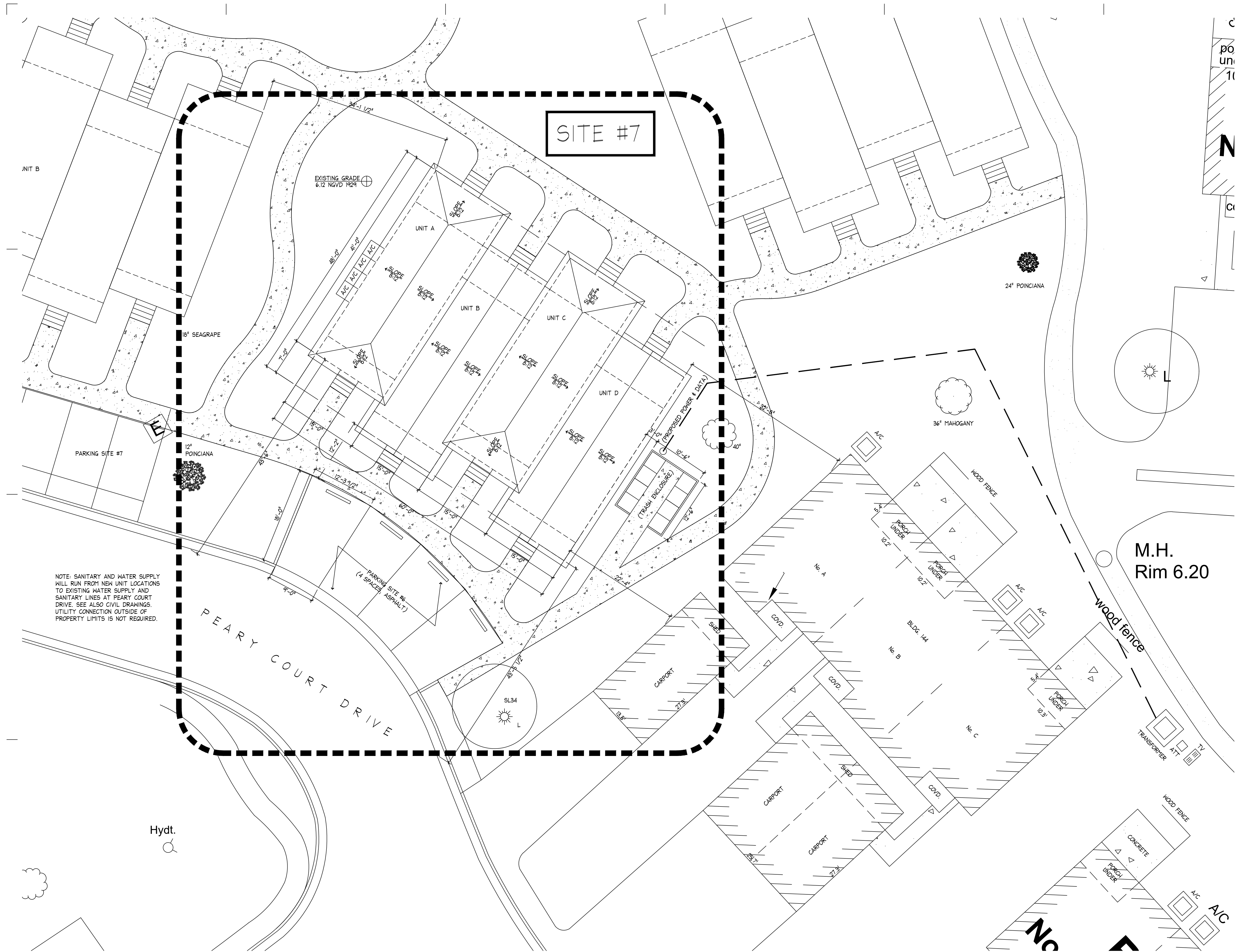
Project No: 1622-A



Date: 6/18/2021

A5
14 OF 32





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.

1 SITE PLAN BUILDING SITE #7
A8 SCALE: 1/8"=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

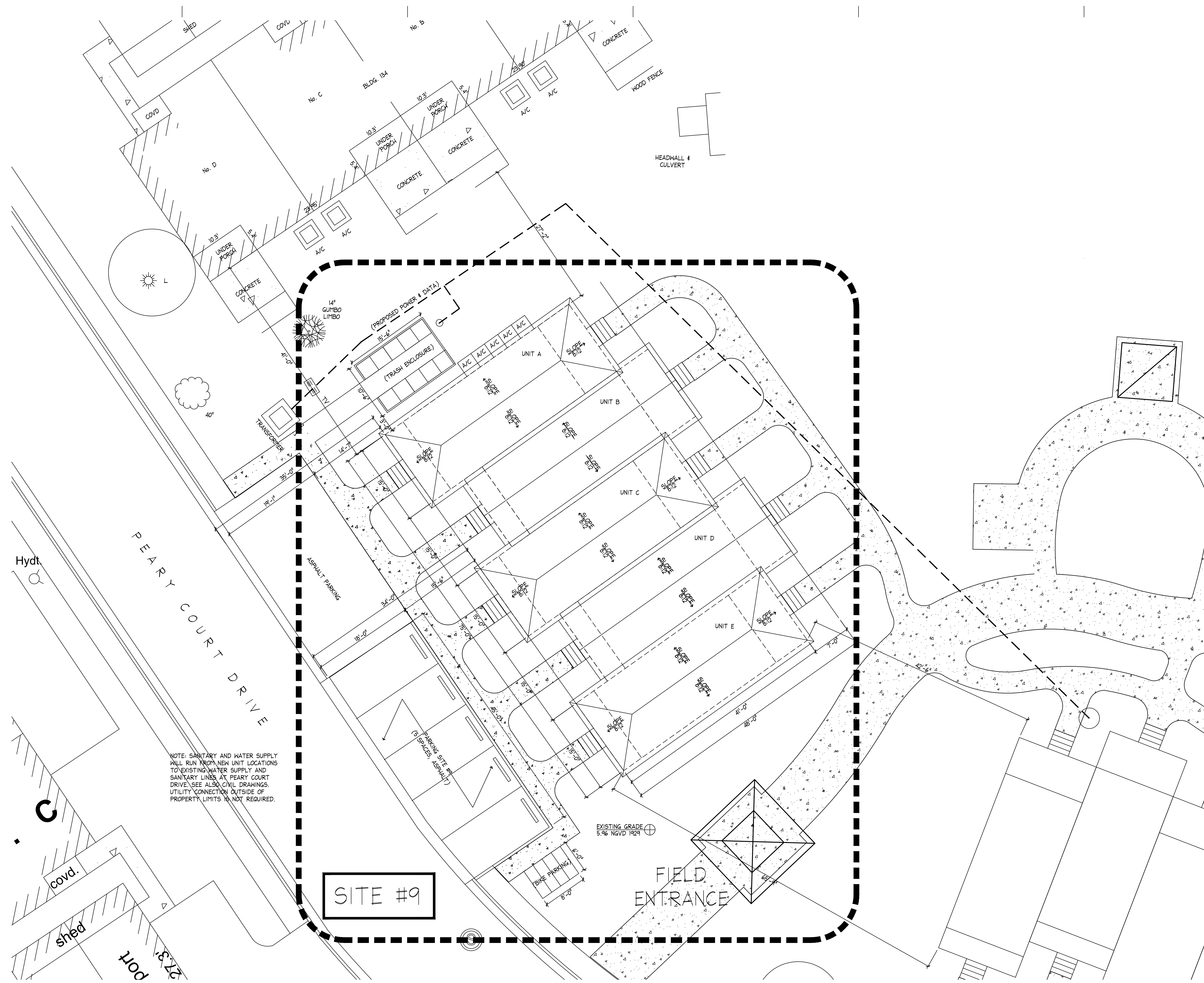
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Project No: 1622-A

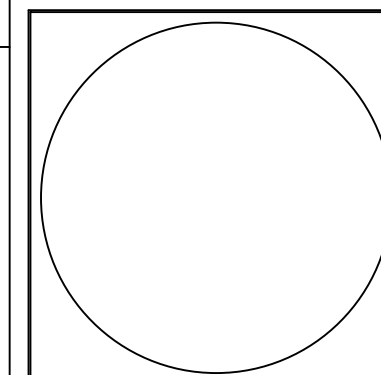
Date: 6/18/2021

A8

17 OF 32



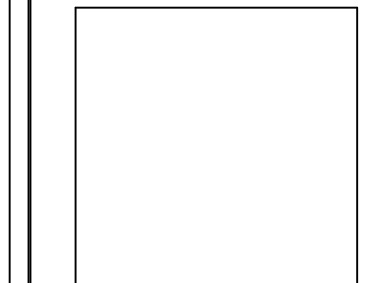
PEARY COURT
MAJOR DEVELOPMENT SUBMITTAL
KEY WEST, FLORIDA, 33040



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

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 ARCHITECTS
p.a.

Project №: 1622-A

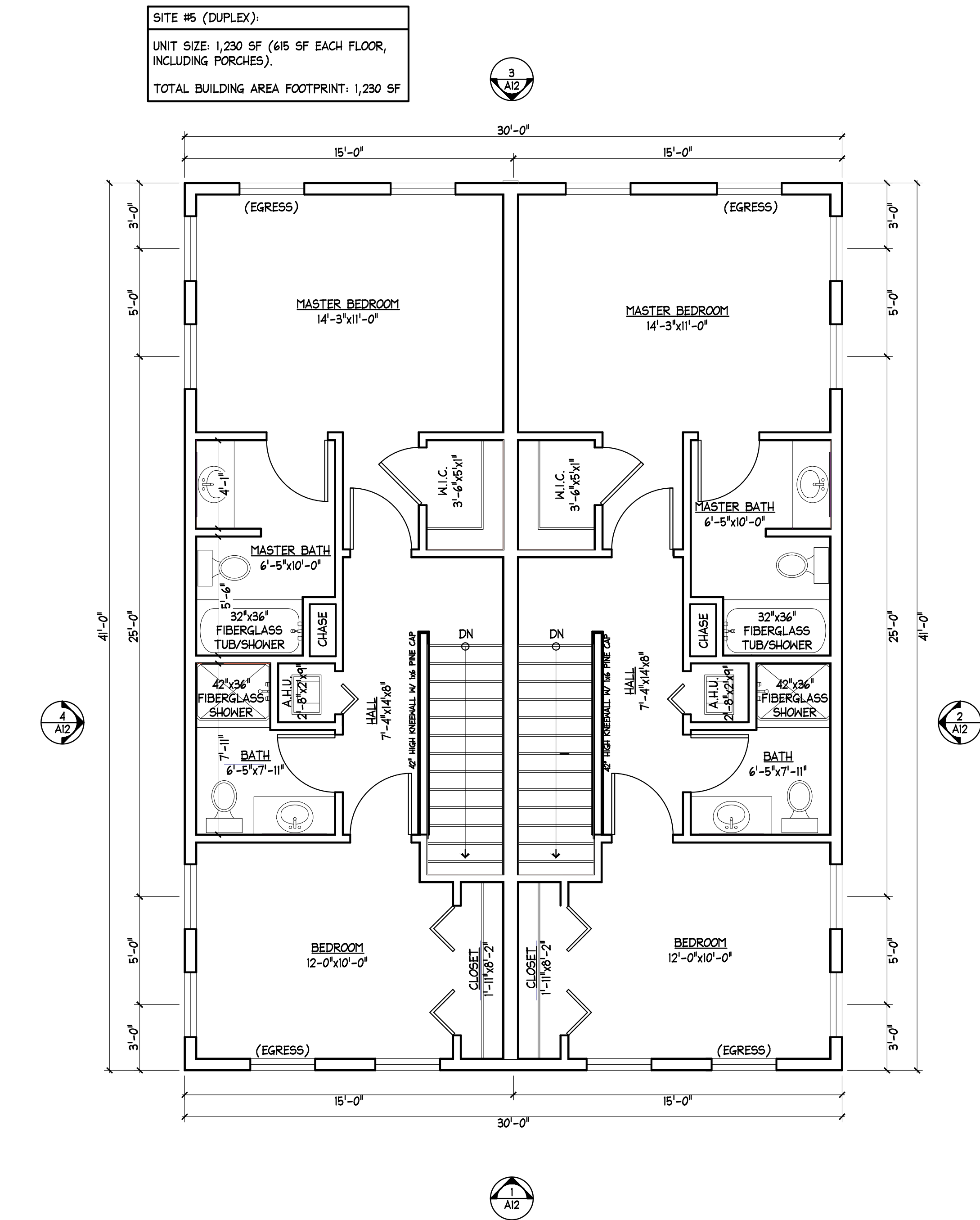


Date: 6/18/2021

A10

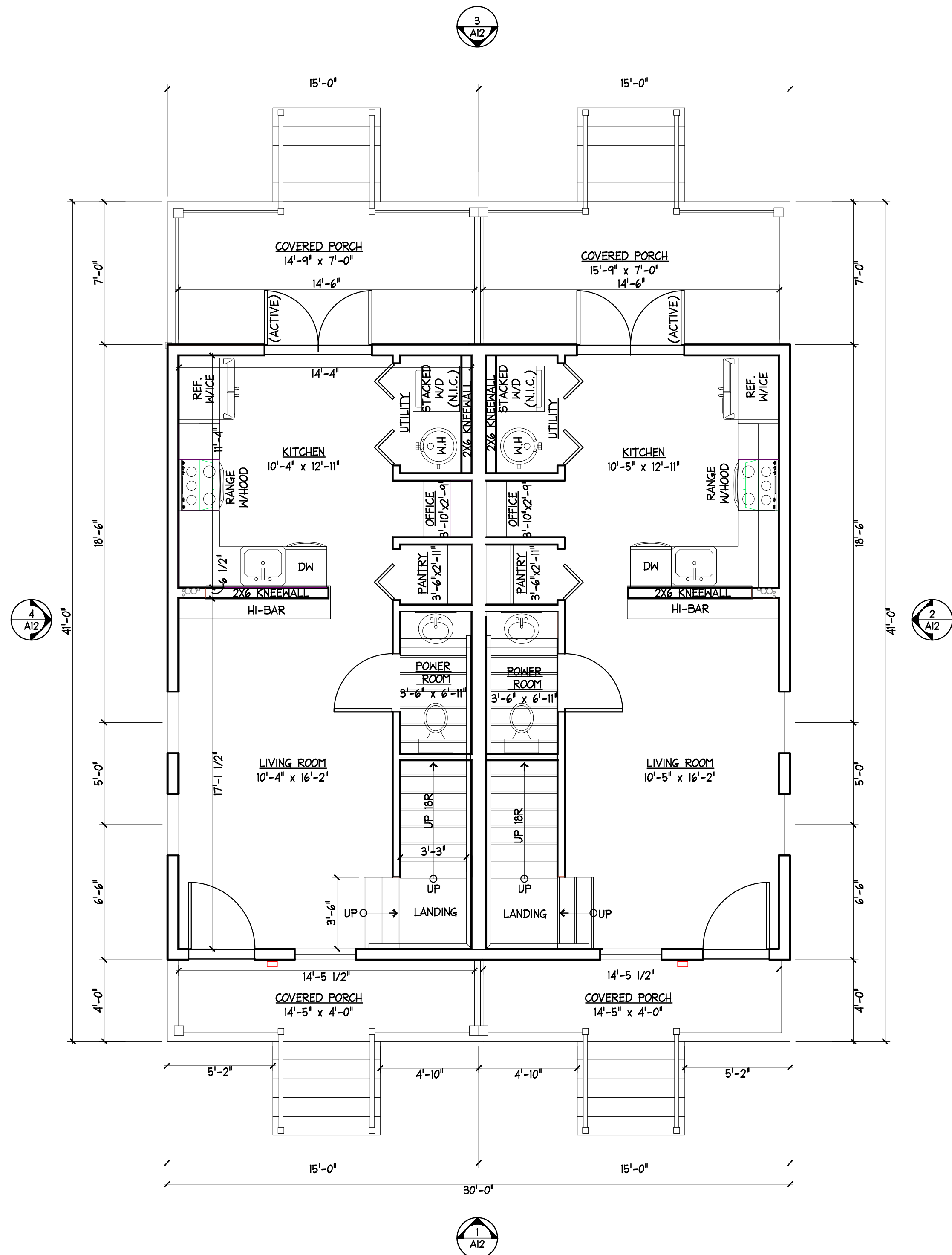
19 OF 32





2
A11

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



1
A11

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

PEARY COURT
MAJOR DEVELOPMENT SUBMITTAL
KEY WEST, FLORIDA, 33040

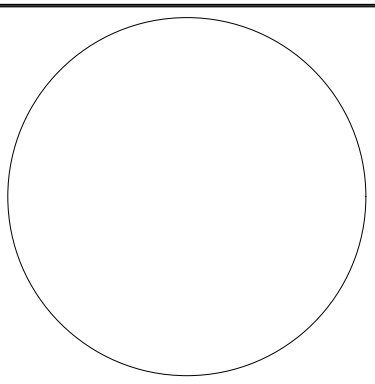
410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License AAC002022

Bender & Associates
ARCHITECTS
p.a.

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

A11

PEARY COURT
MAJOR DEVELOPMENT SUBMITTAL
KEY WEST, FLORIDA, 33040



410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
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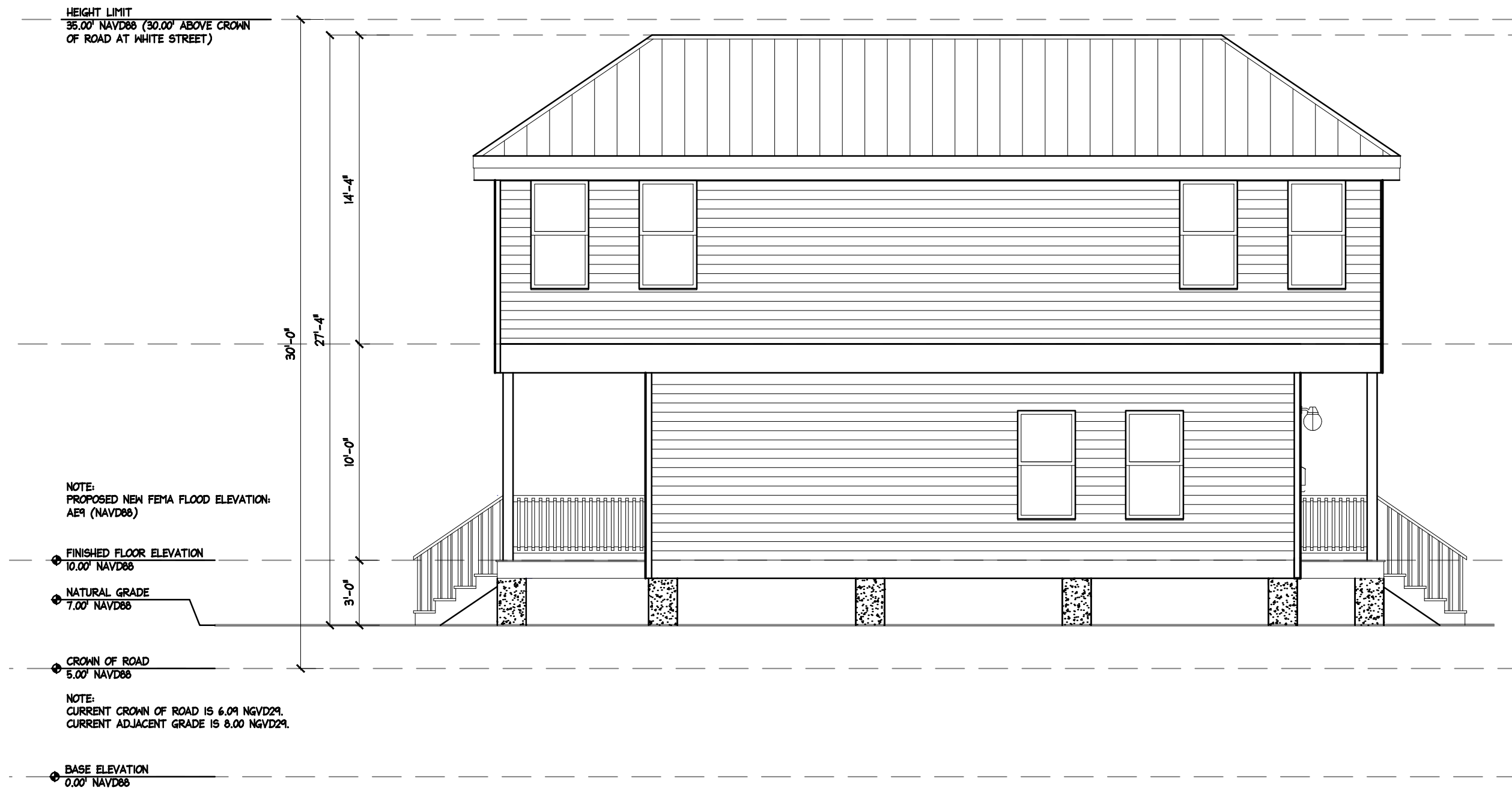
Bender & Associates
ARCHITECTS
p.a.

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

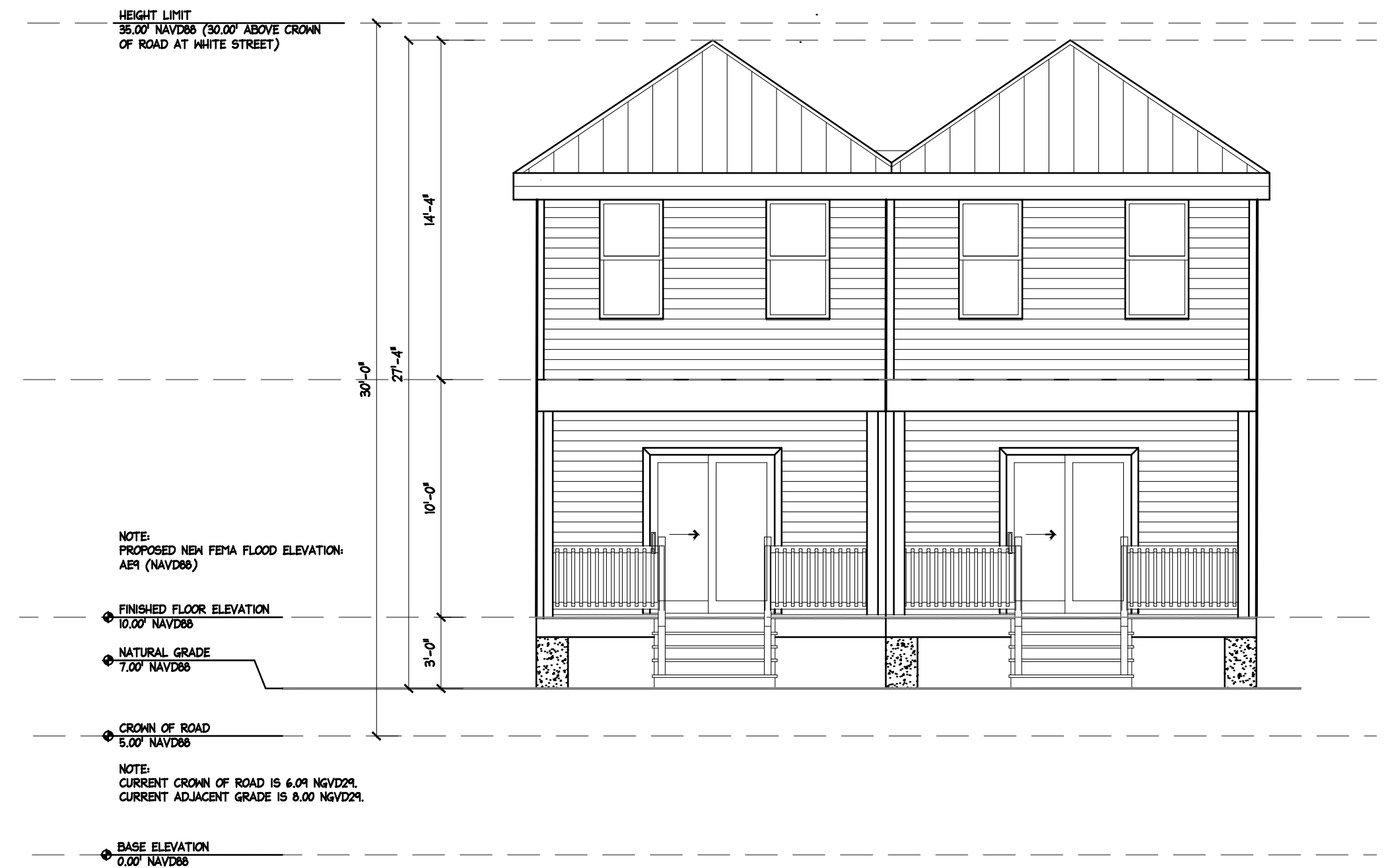
A12

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).

- GENERAL EXTERIOR ELEVATION NOTES
1. ALL TRIM & SIDING IS TO BE PAINTED FIBER CEMENT LAP SIDING TO MATCH EXISTING BUILDINGS.
 2. ALL ROOFING IS TO BE GALVALUME 5V-CRIMP.
 3. ALL DOORS AND WINDOWS ARE TO BE ALUMINUM PAINTED WHITE.
 4. CONSTRUCTION DETAILS OF THE EXTERIOR DOORS, WINDOWS, AND TRIM WILL BE SUBMITTED FOR REVIEW AND APPROVAL BY HARC STAFF.
 5. ALL GUARDRAILS WILL BE PAINTED WOOD (WHITE). DETAILS WILL BE SUBMITTED FOR REVIEW AND APPROVAL BY HARC STAFF.
 6. ALL BUILDINGS WILL BE PAINTED WITH A COLOR MIX THAT CORRESPONDS WITH THE EXISTING BUILDINGS. COLOR SELECTIONS FOR EACH BUILDING LOCATION WILL BE SUBMITTED TO HARC STAFF FOR REVIEW AND APPROVAL.



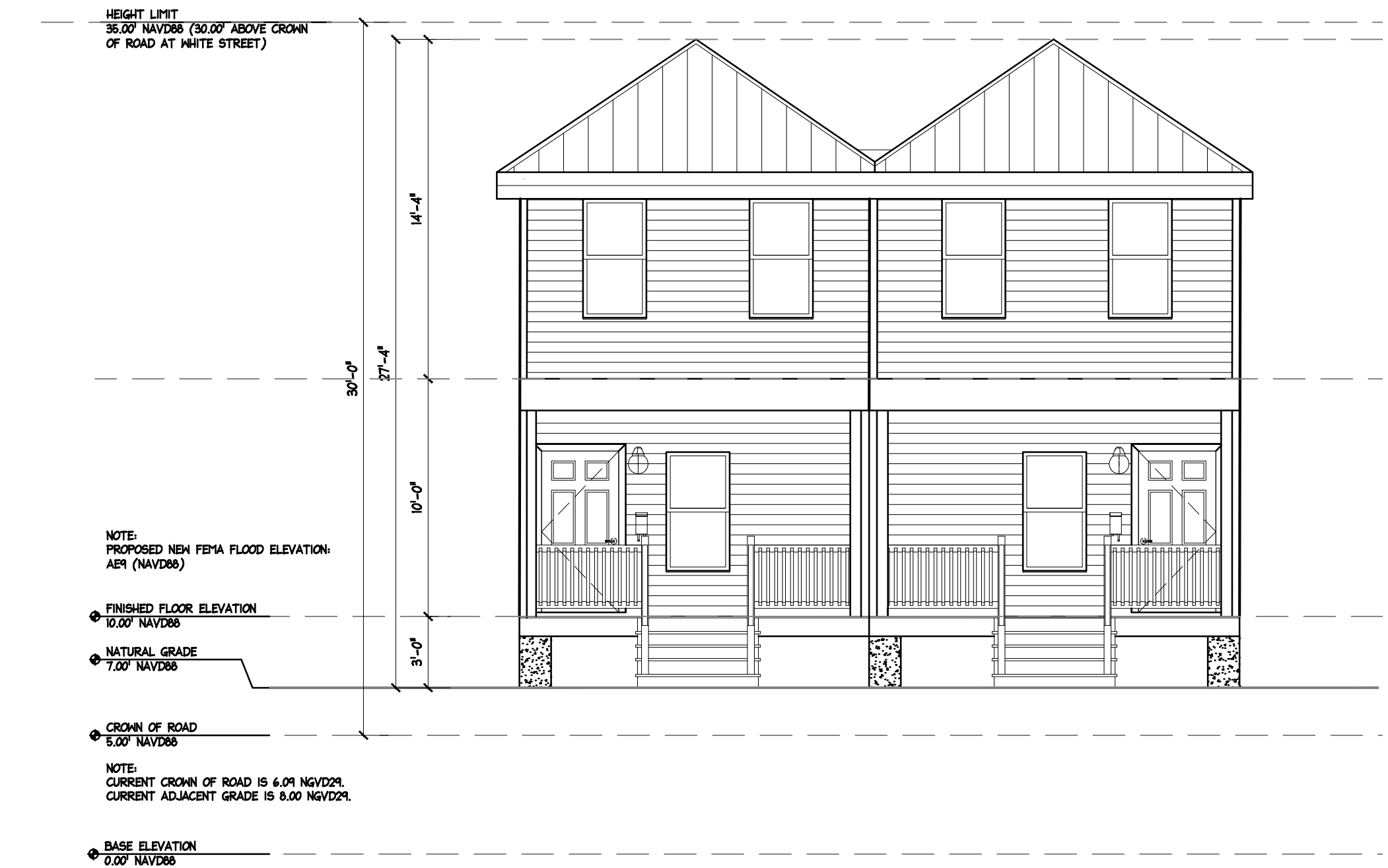
4 DUPLEX SIDE ELEVATION (SITE #5)
A12 SCALE: 3/16"=1'-0"



3 DUPLEX REAR ELEVATION (SITE #5)
A12 SCALE: 3/16"=1'-0"

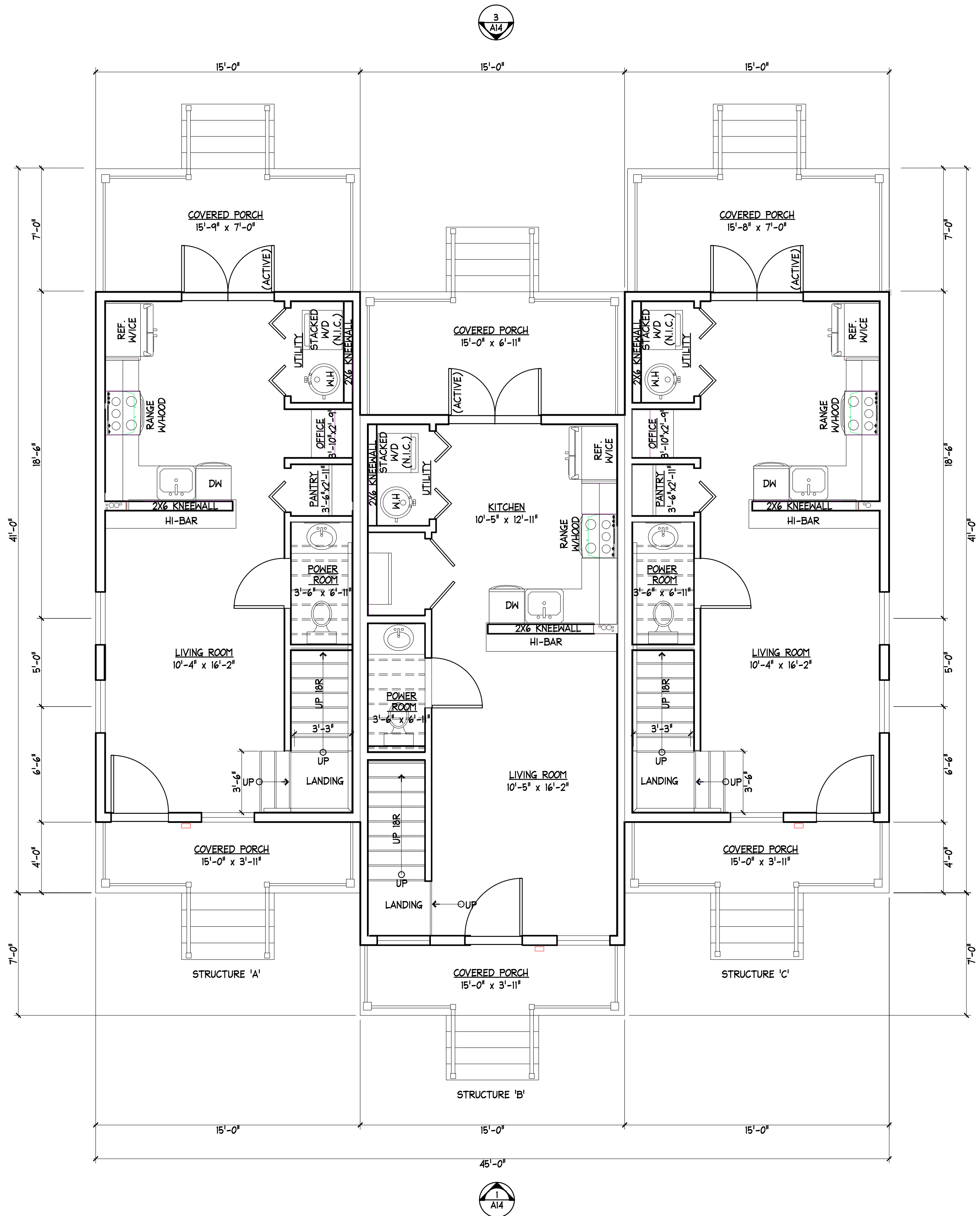
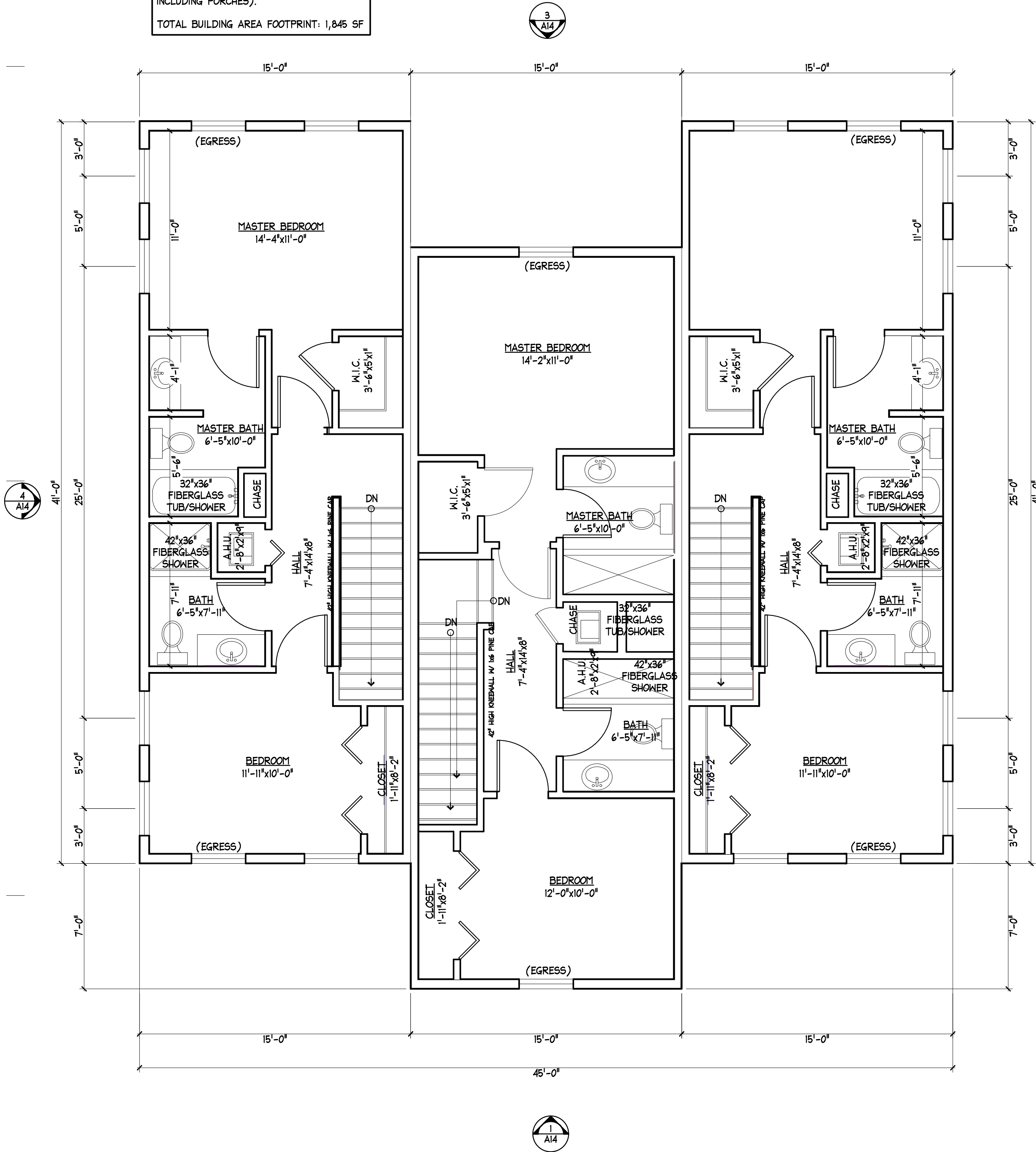


2 DUPLEX SIDE ELEVATION (SITE #5)
A12 SCALE: 3/16"=1'-0"



1 DUPLEX FRONT ELEVATION (SITE #5)
A12 SCALE: 3/16"=1'-0"

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



2
A13
TRIPLEX SECOND FLOOR PLAN (SITES #2 & #4)
SCALE: 1/4"=1'-0"

1
A13
TRIPLEX FIRST FLOOR PLAN (SITES #2 & #4)
SCALE: 1/4"=1'-0"

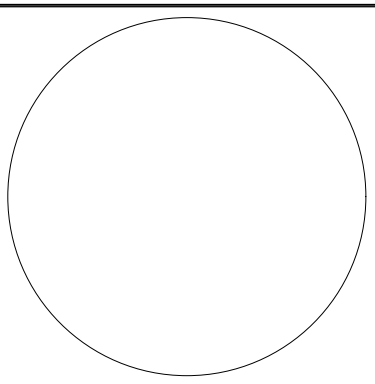
PEARY COURT
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A13



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- GENERAL EXTERIOR ELEVATION NOTES
1. ALL TRIM & SIDING IS TO BE PAINTED FIBER CEMENT LAP SIDING TO MATCH EXISTING BUILDINGS.

2. ALL ROOFING IS TO BE GALVALUME 5V-CRIMP.

3. ALL DOORS AND WINDOWS ARE TO BE ALUMINUM PAINTED WHITE.

4. CONSTRUCTION DETAILS OF THE EXTERIOR DOORS, WINDOWS, AND TRIM WILL BE SUBMITTED FOR REVIEW AND APPROVAL BY HARC STAFF.

5. ALL GUARDRAILS WILL BE PAINTED WOOD (WHITE). DETAILS WILL BE SUBMITTED FOR REVIEW AND APPROVAL BY HARC STAFF.

6. ALL BUILDINGS WILL BE PAINTED WITH A COLOR MIX THAT CORRESPONDS WITH THE EXISTING BUILDINGS. COLOR SELECTIONS FOR EACH BUILDING LOCATION WILL BE SUBMITTED TO HARC STAFF FOR REVIEW AND APPROVAL.

1

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
A14

TRIPLEX SIDE ELEVATION (SITES #2 & #4)

SCALE: 3/16"=1'-0"



3
A14

TRIPLEX REAR ELEVATION (SITES #2 & #4)

SCALE: 3/16"=1'-0"



2
A14

TRIPLEX SIDE ELEVATION (SITES #2 & #4)

SCALE: 3/16"=1'-0"

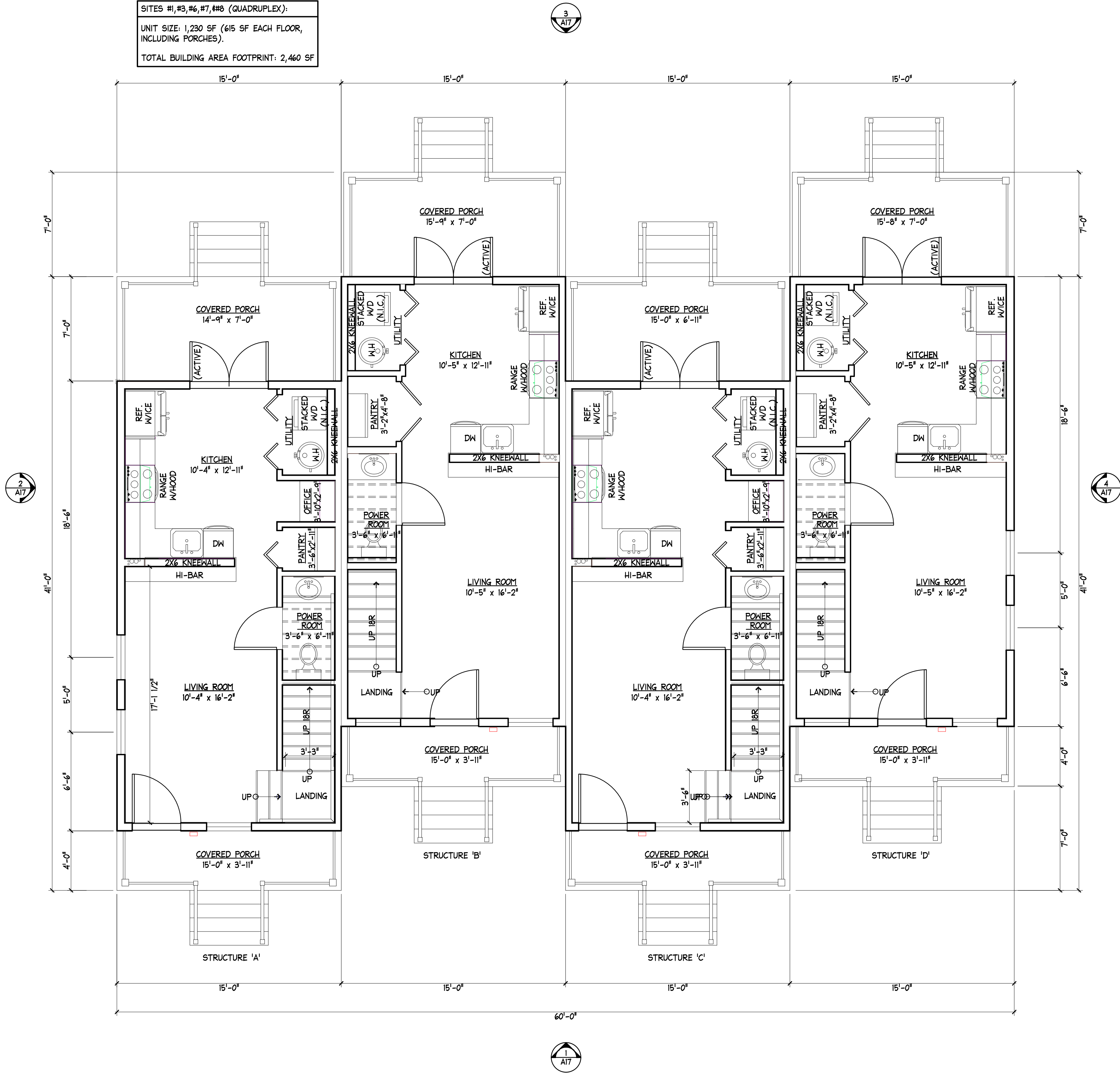


1
A14

TRIPLEX FRONT ELEVATION (SITES #2 & #4)

SCALE: 3/16"=1'-0"

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
A15 QUADRUPLEX FIRST FLOOR PLAN (SITES #1, #3, #6, #7, #8)
SCALE: 1/4" = 1'-0"

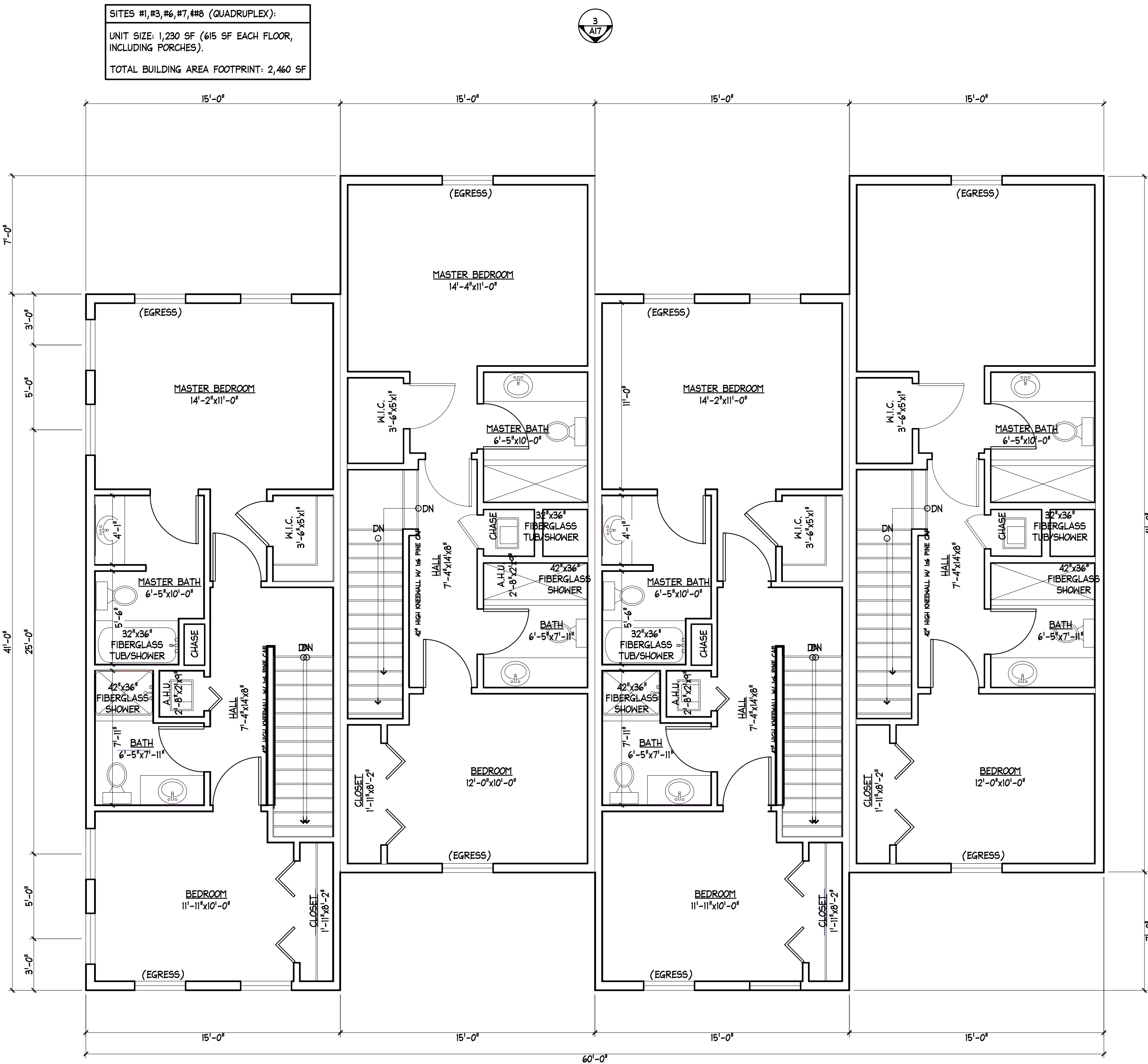
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Project No: 1622-A
Date: 7/01/2021

A15



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

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Date: 7/01/2021

A17

- GENERAL EXTERIOR ELEVATION NOTES
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 2. ALL ROOFING IS TO BE GALVALUME 5V-CRIMP.
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4 QUADRUPLEX SIDE ELEVATION (SITES #1, #3, #6, #7, #8)
SCALE: 3/16"=1'-0"



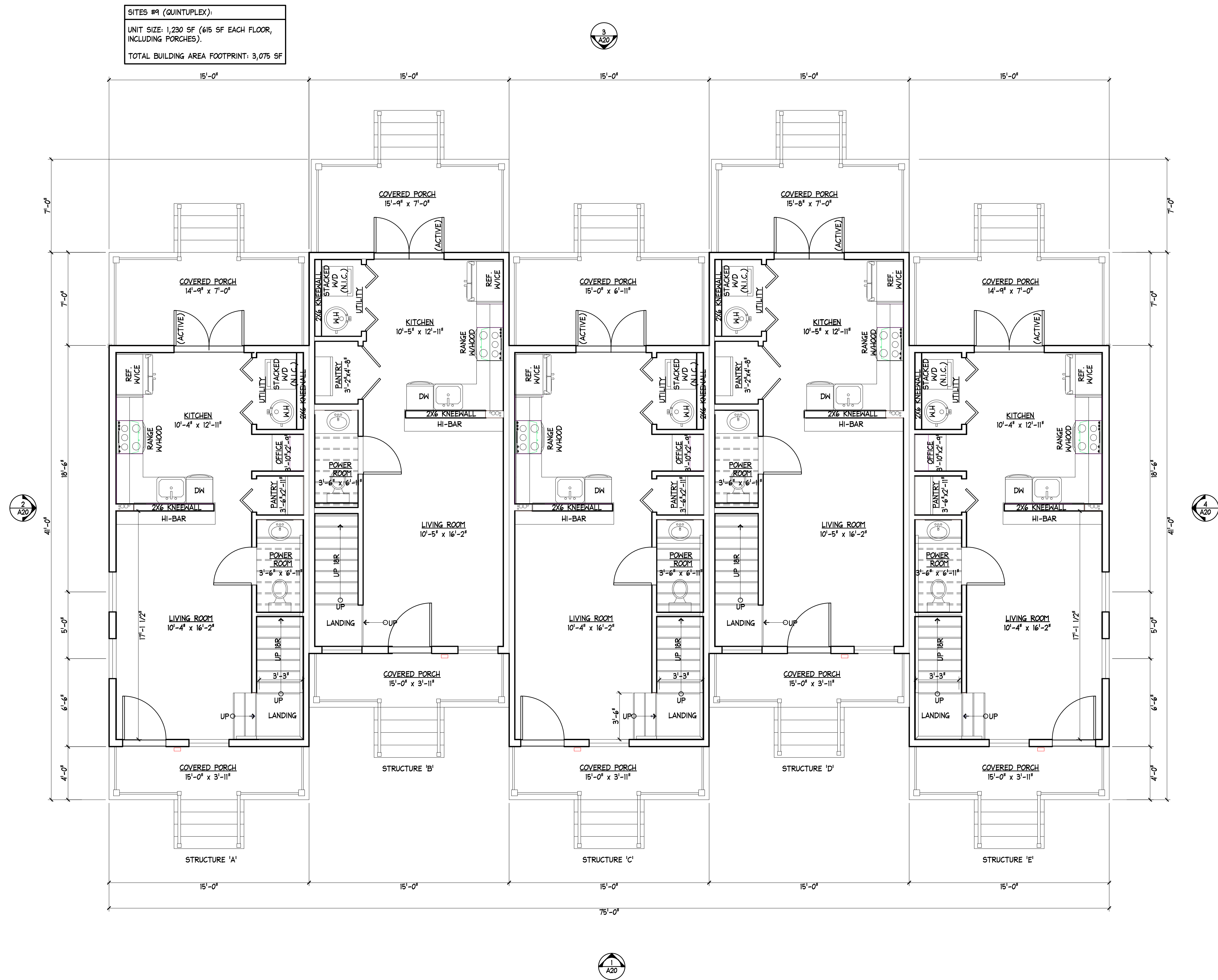
3 QUADRUPLEX REAR ELEVATION (SITES #1, #3, #6, #7, #8)
SCALE: 3/16"=1'-0"



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



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



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

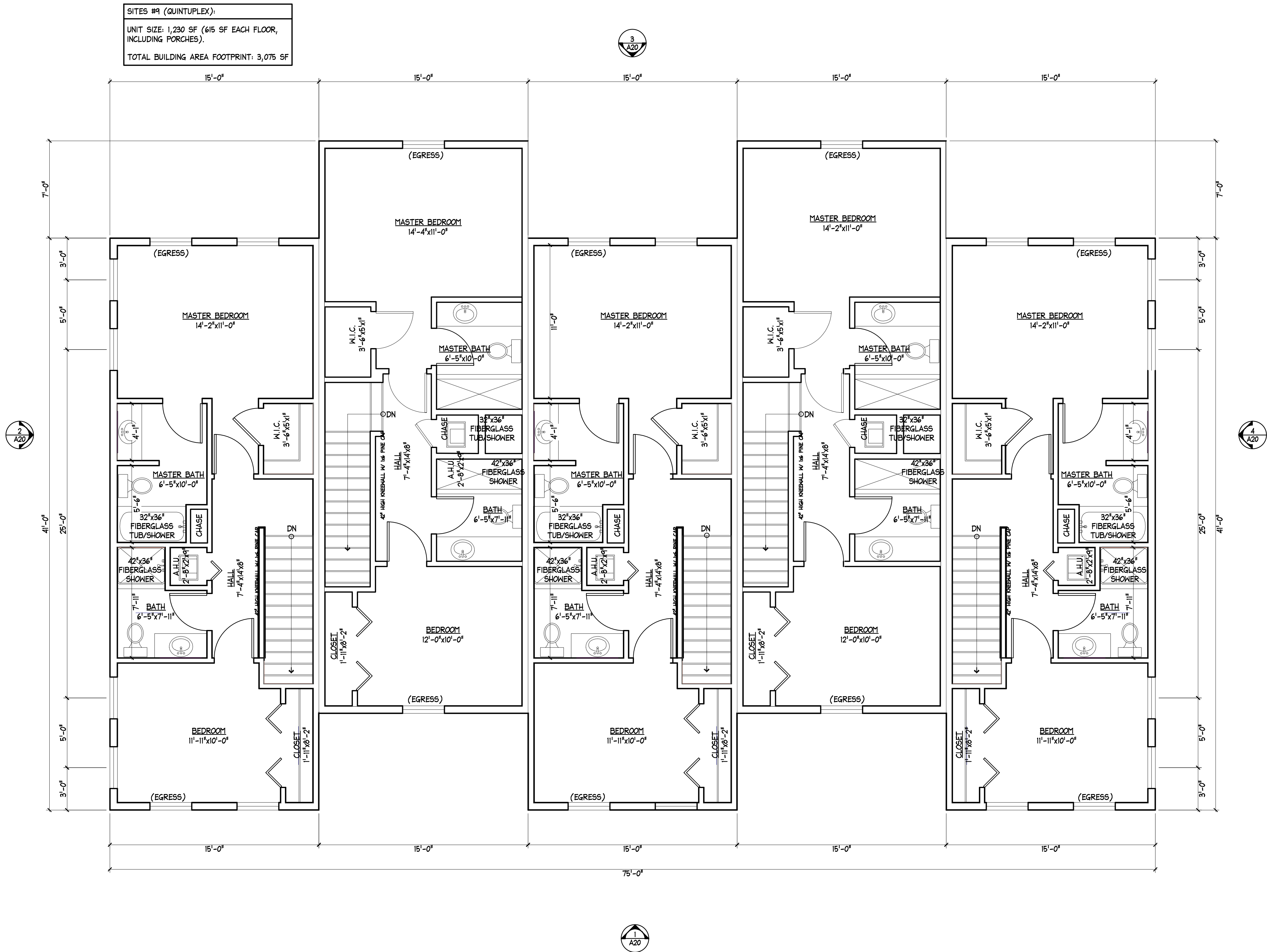
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Date: 7/01/2021

A18



- GENERAL EXTERIOR ELEVATION NOTES
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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"

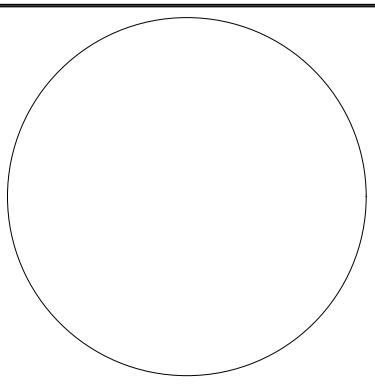


2 QUINTUPLEX SIDE ELEVATION (SITE #9)
SCALE: 3/16"=1'-0"



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

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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"

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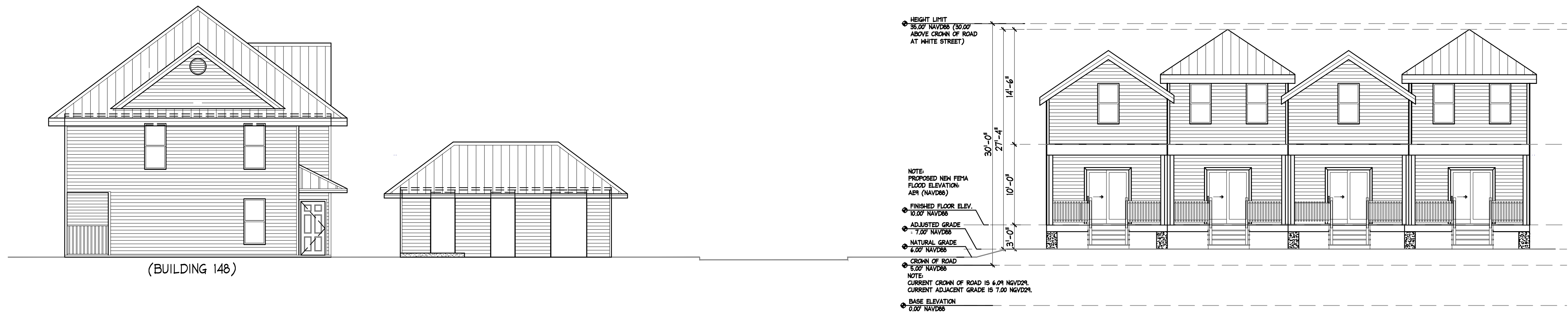
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Project No: 1622-A
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A22

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).



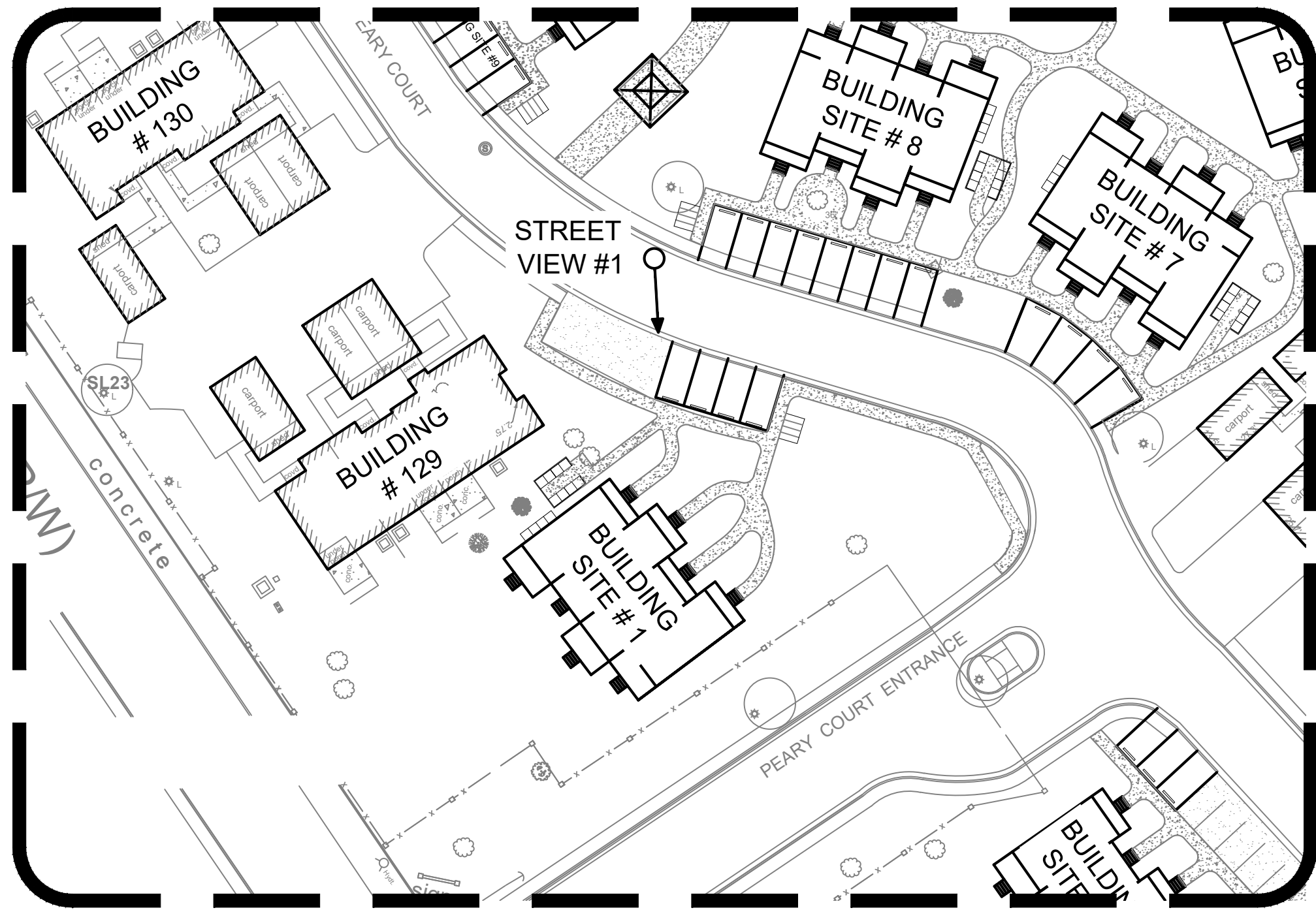
2 SOUTH WEST ELEVATION SITE #3 (VIEW FROM WHITE STREET)
SCALE: 1/8"=1'-0"



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



BUILDING SITE #1 - STREET VIEW #1
SCALE: N.T.S.



2 SITE MAP SHOWING RENDER LOCATION
SCALE: N.T.S.

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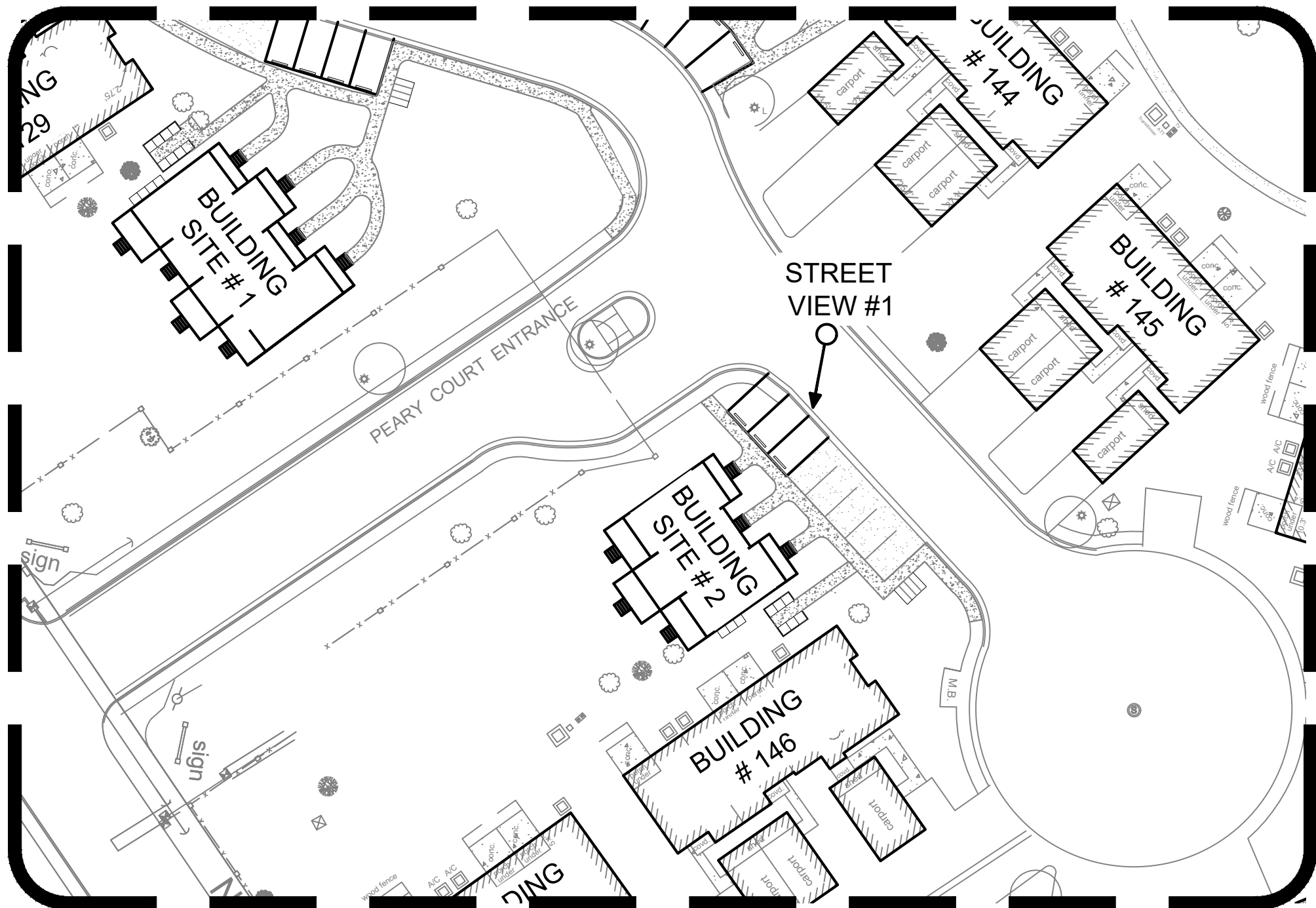
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Date: 11/19/2021

R1



1 BUILDING SITE #2 - STREET VIEW #1
SCALE: N.T.S.



2 SITE MAP SHOWING RENDER LOCATION
SCALE: N.T.S.

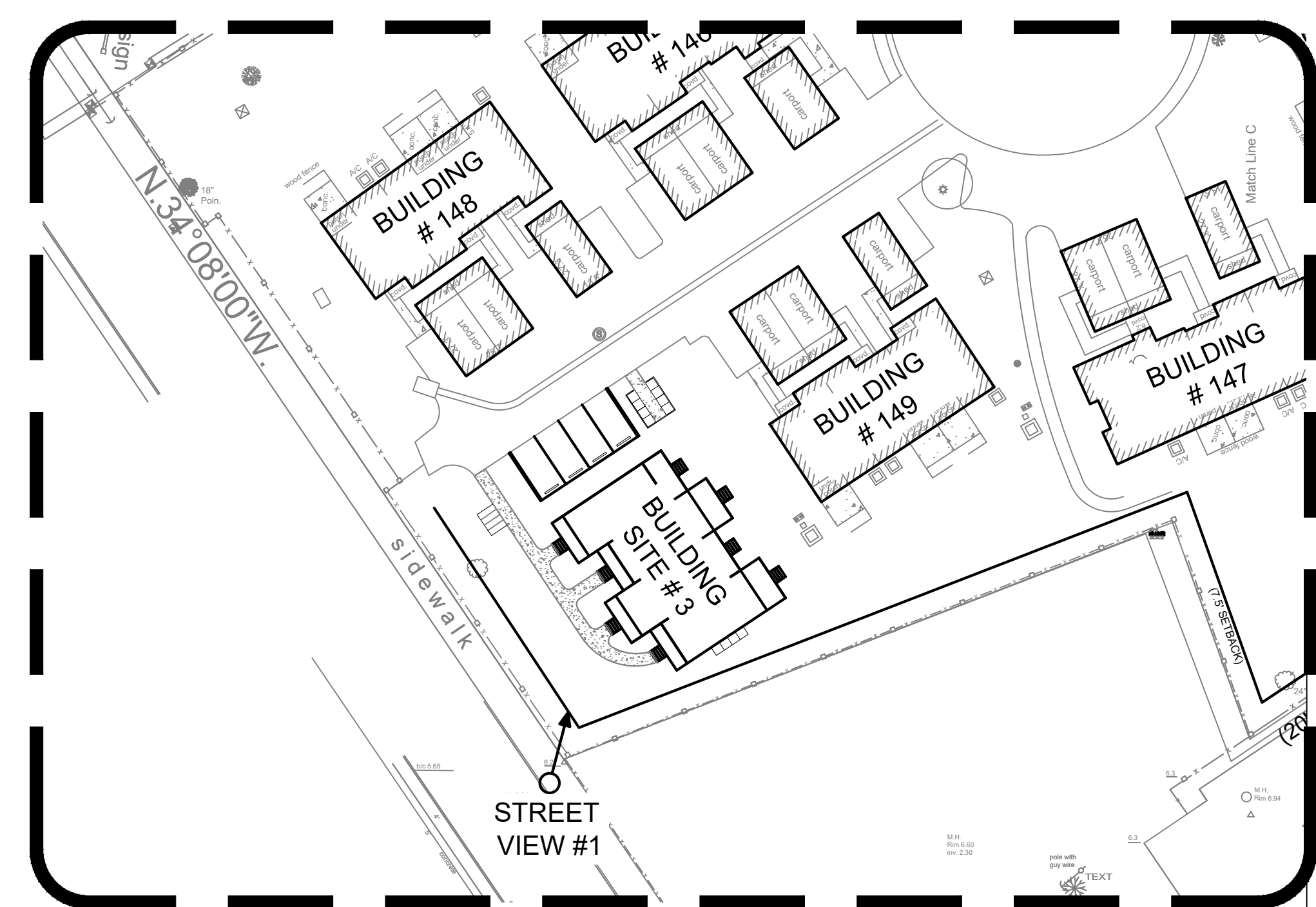
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Date: 11/19/2021

R3
3 OF 18



2 SITE MAP SHOWING RENDER LOCATION
R5 SCALE: N.T.S.



1 BUILDING SITE #3 - STREET VIEW #1
R5 SCALE: N.T.S.

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Date: 11/19/2021

R5
5 OF 18



1 BUILDING SITE #4 - STREET VIEW #1
SCALE: N.T.S.



2 SITE MAP SHOWING RENDER LOCATION
SCALE: N.T.S.

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Project No: 1622
Date: 11/19/2021

R7
7 OF 18



2
R9 **SITE MAP SHOWING RENDER LOCATION**
SCALE: N.T.S.



1
R9 **BUILDING SITE #5 - STREET VIEW #1**
SCALE: N.T.S.

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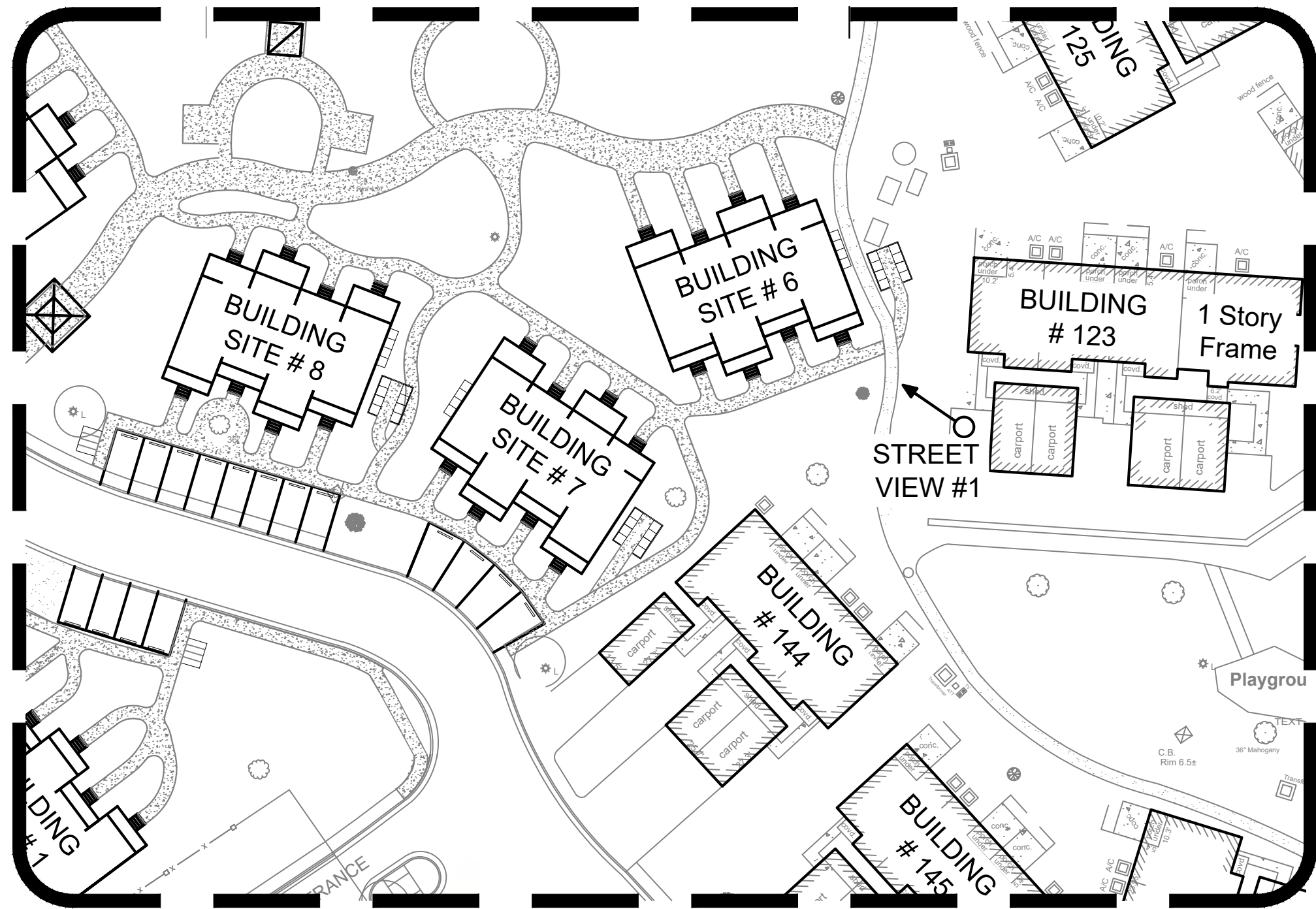
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Date: 11/19/2021



BUILDING SITE #6 - STREET VIEW #1
SCALE: N.T.S.



SITE MAP SHOWING RENDER LOCATION
SCALE: N.T.S.

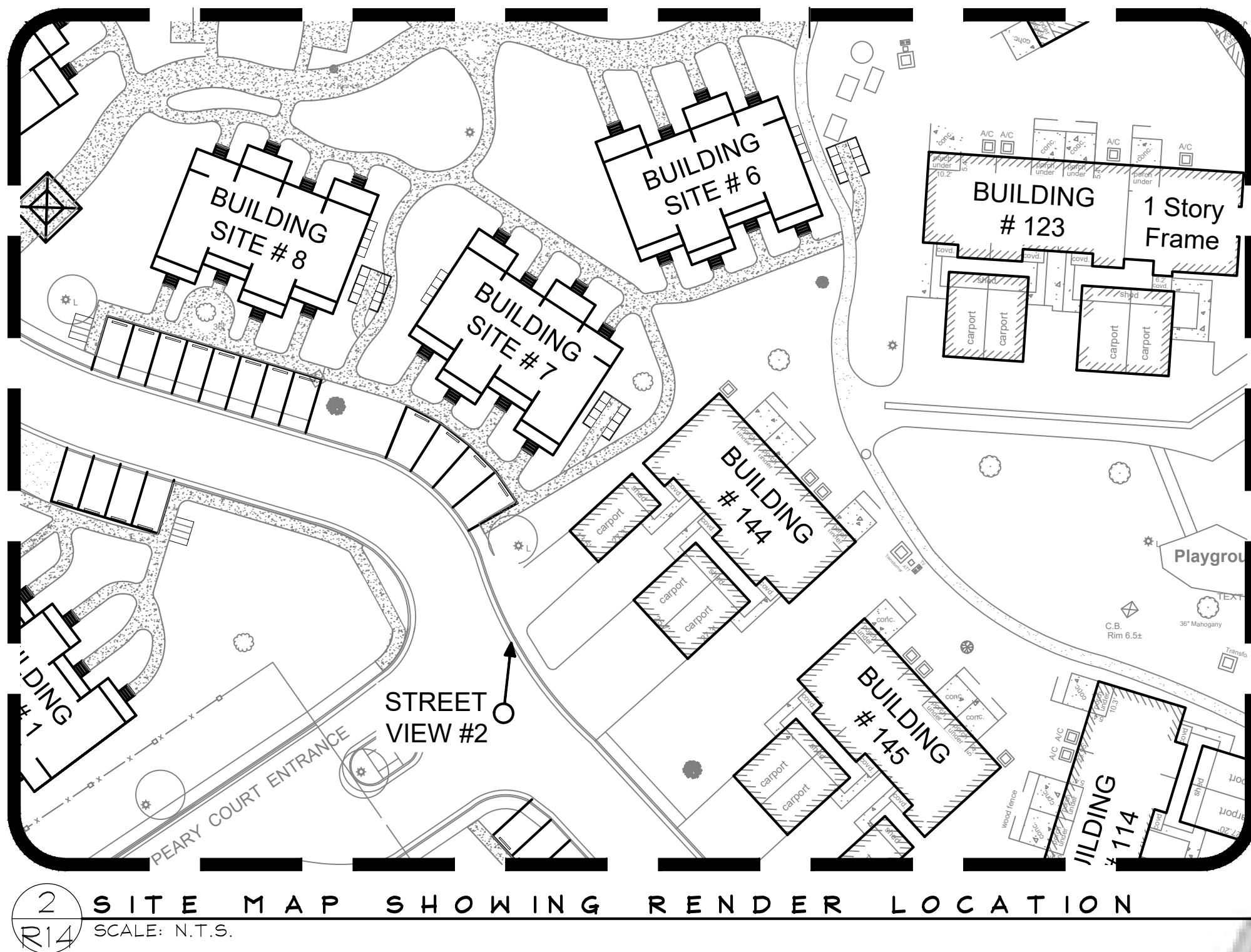
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R11



BUILDING SITE #7 - STREET VIEW #2
SCALE: N.T.S.

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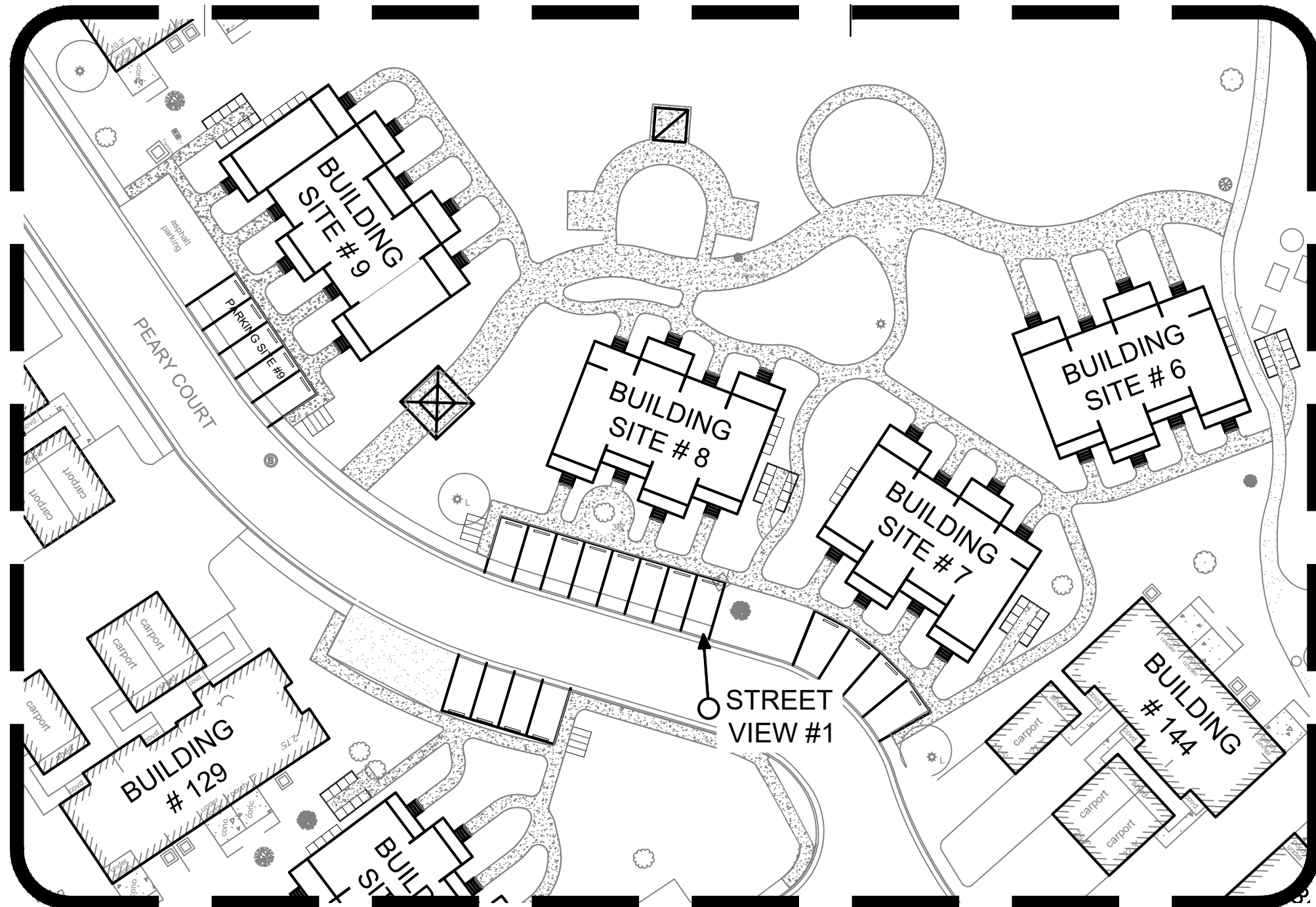
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Project No: 1622
Date: 11/19/2021

R14



1 BUILDING SITE #8 - STREET VIEW #1
R15 SCALE: N.T.S.



2 SITE MAP SHOWING RENDER LOCATION
R15 SCALE: N.T.S.

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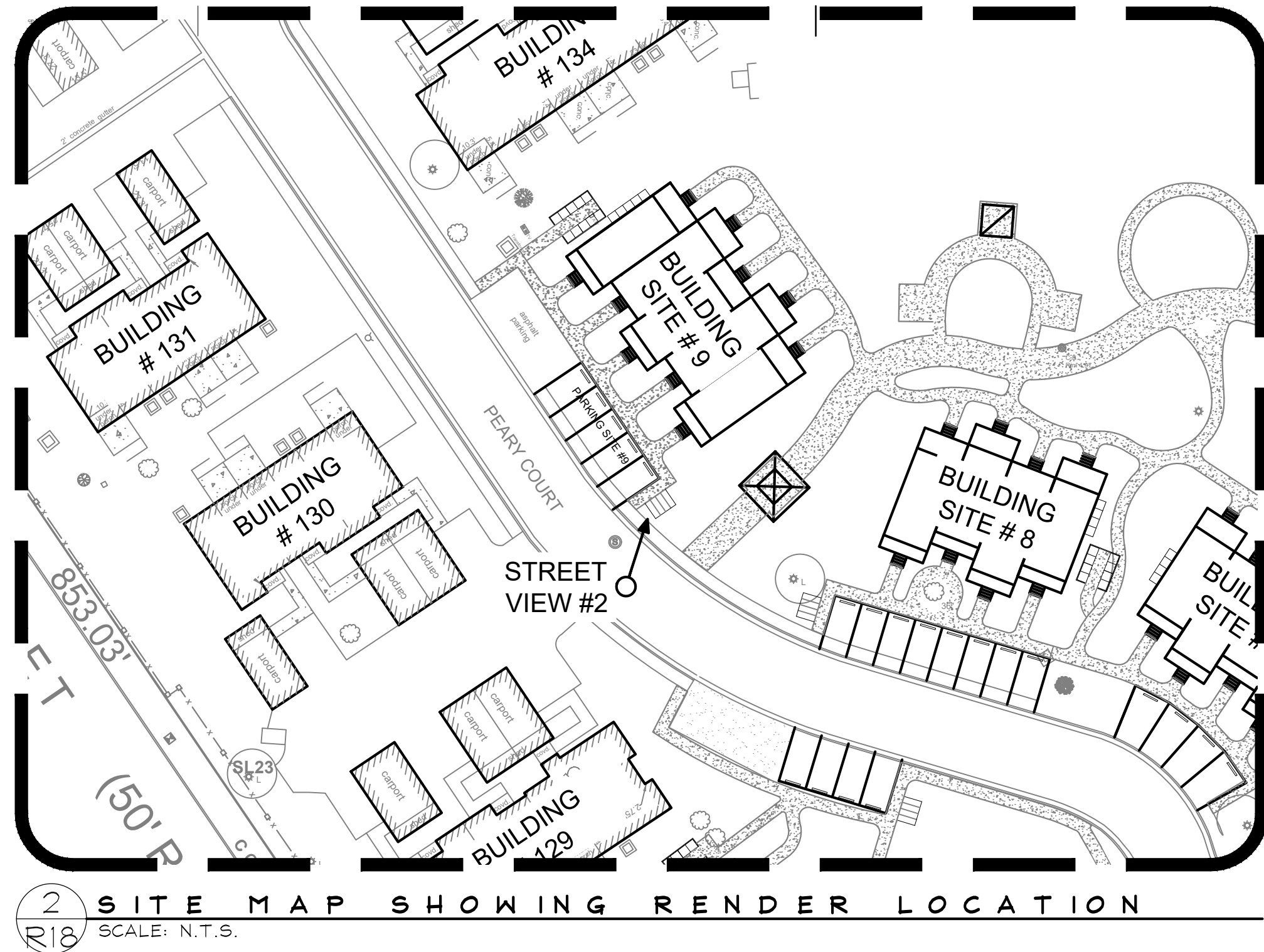
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Project No: 1622
Date: 11/19/2021

R15
15 OF 18



BUILDING SITE #9 - STREET VIEW #2
SCALE: N.T.S.



SITE MAP SHOWING RENDER LOCATION
SCALE: N.T.S.

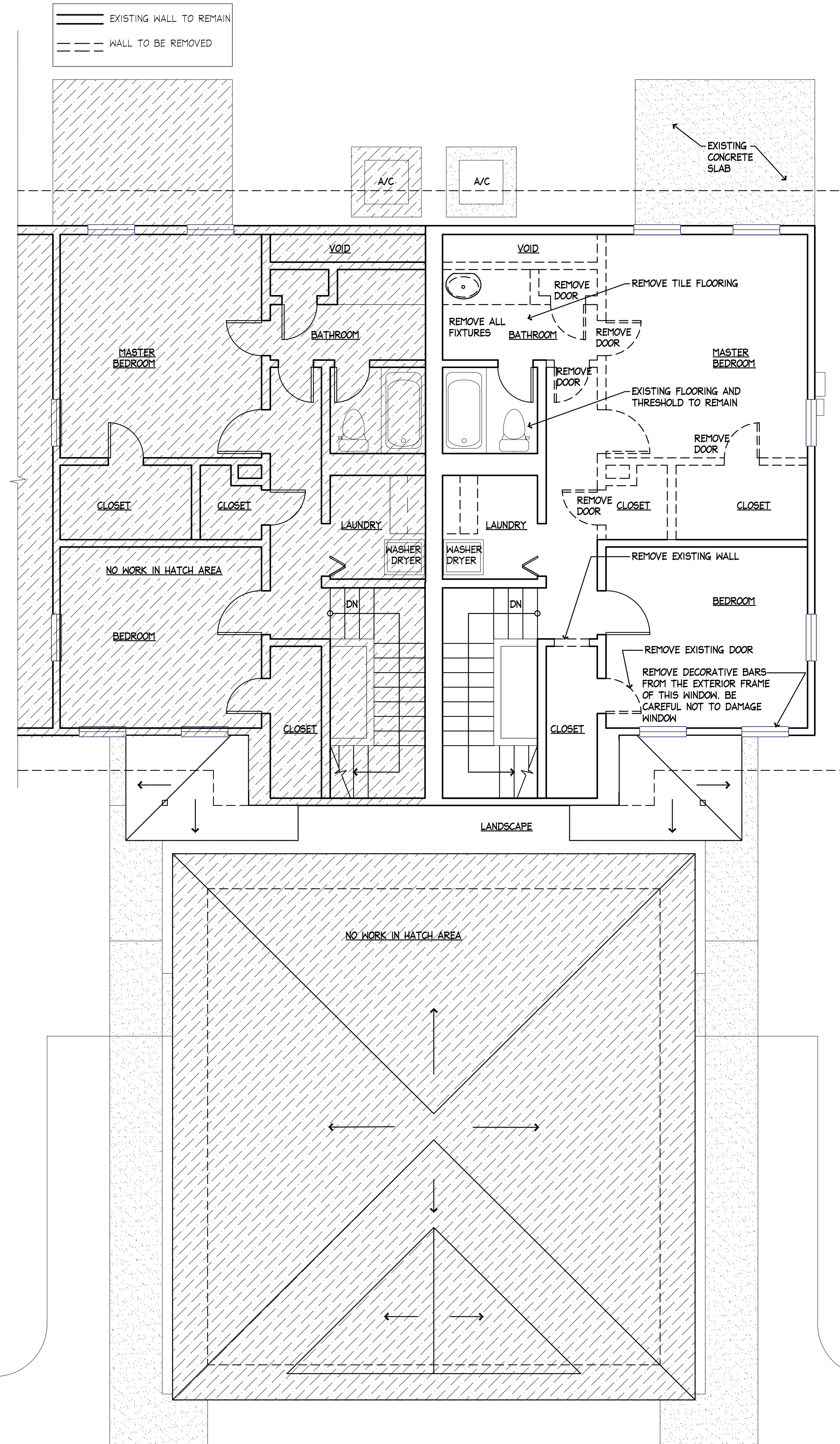
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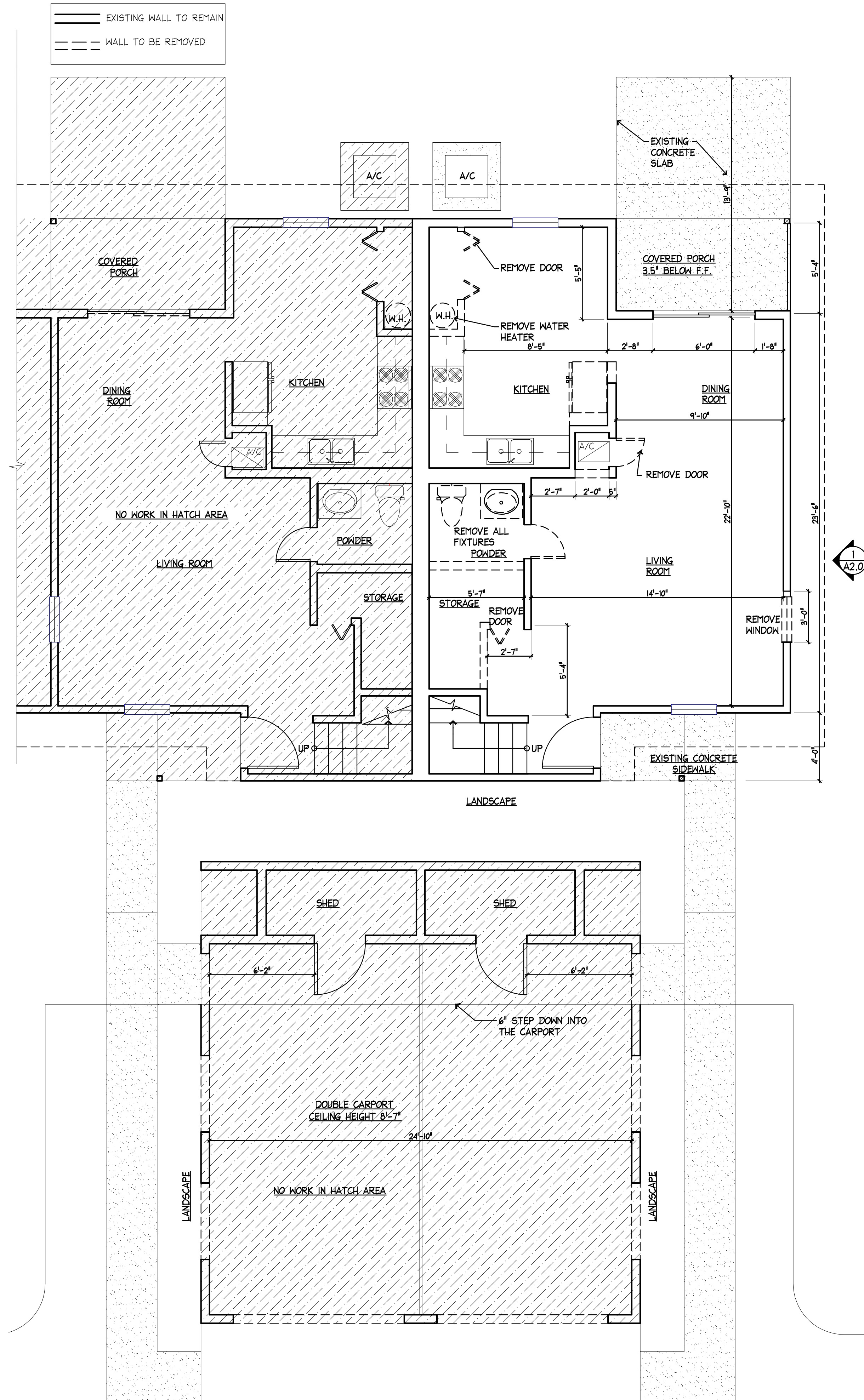
Project No: 1622
Date: 11/19/2021

R18



DEMOLITION NOTES

1. 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.
2. ALL DEMOLISHED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR, UNLESS SPECIFICALLY NOTED OTHERWISE AND SHALL BE PROPERLY REMOVED FROM THE SITE. COMPLY WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE PROJECT.
3. ALL COSTS OF DEMOLITION INCLUDING PERMIT FEES DISPOSAL FEES, ETC. ARE THE RESPONSIBILITY OF THE CONTRACTOR.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE AWARE OF AND CONFORM WITH ALL APPLICABLE DEMOLITION AND DISPOSAL CODES, SAFETY REQUIREMENTS, AND ENVIRONMENTAL PROTECTION REGULATIONS OF ANY ENVIRONMENTAL BODY HAVING JURISDICTION OVER THE WORK.
5. PROVIDE SAFETY BARRICADES AS REQUIRED TO PROTECT THE SAFETY OF THE GENERAL PUBLIC AND WORKERS CONNECTED WITH THE PROJECT.
6. PROVIDE BRACING AND SHORING AS REQUIRED TO PROTECT THE SAFETY OF THE GENERAL PUBLIC AND WORKERS CONNECTED WITH THE PROJECT.
7. DEMOLISHED MATERIAL CLASSIFIED AS CLEAN FILL MAY BE DISTRIBUTED ON SITE WHEN SPECIFICALLY APPROVED BY THE ARCHITECT IN ADVANCE.



PEARY COURT TOWNHOUSE CONVERSION KEY WEST, FLORIDA

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Project No: 1622-A
Date: 06/18/2021

A1

1. Comply with "General Structural Notes" included elsewhere in these documents.
2. Where wood joists/beams etc. frame into steel members, and ledgers are not provided, install Simpson "LU" series joist hangers.
When installing into ACQ pressure treated lumber, Contractor has the option of using either stainless steel joist hangers and stainless steel fasteners, OR Simpson ZMAX (G065) galvanized joist hangers with hot dip galvanized fasteners. Contractor shall not mix stainless steel with hot dip galvanized.
3. Provide hot dip (ZMAX) galvanized hurricane clips at all rafters at bearing locations. Provide 2 x 4 minimum collar ties between rafters at ridges in attic spaces, tight to ridge. Nail to each rafter with (3) 6d nails.

4. Provide solid blocking at midspan of all joists and rafters for spans of 8' or more. Use 3" x 6" wood where solid blocking is required.
5. Firestopping shall be provided in all walls and partitions to cut off all concealed draft openings both horizontal and vertical and to form a fire barrier between floors and between the upper floor and the roof space.
6. Firestopping shall be installed in wood frame construction in the following locations:
 - a) In concealed space of stud walls and partitions including furred spaces at ceiling and floor levels.
 - b) At all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings, cove ceilings, etc.

- c) In concealed spaces between stair stringers at the top and bottom of the run.
 - d) In concealed spaces created by an assembly of floor joists, firestopping shall be provided for the full depth of the joists at the ends and over the supports.
7. Firestopping shall consist of two (2) inch nominal lumber, or two (2) thicknesses of one (1) inch nominal lumber with broken lap joints, or one (1) thickness of three-fourths (3/4) inch plywood, with joints backed by three-fourths (3/4) inch plywood, or other approved materials.

8. Install all plywood wall sheathing to top joints at floors. Use 3/4" minimum thick P.T. plywood nailed with 8d galvanized nails, 4" o.c. along plates, 4" o.c. along sill top and bottom, and 8" o.c. in the field. At shear walls, use 10d nails @ 4" o.c. panel edges and 8" o.c. at intermediate supports.
9. All framing lumber and plywood shall be pressure treated.
10. All pressure treated wood used on residential projects must be free of arsenic on chromium after June 2003. Use ACO or other EPA approved treated lumber on residential projects. On commercial projects, CCl treated lumber is acceptable in concealed spaces.

11. ACQ arsenic free lumber has been found to corrode standard electrolyzed galvanized nail and screws. Any metal fasteners (framing or finish) used on ACQ pressure treated lumber shall be stainless steel, grade 304 or greater, or hot dip galvanized, conforming to ASTM A-153 / ASTM Standard A653 (Class C-165). Stainless steel and hot dip galvanized metals SHALL NOT come in contact with each other.
12. All structural lumber, i.e. joists, girders, beams, rafters, etc., shall be southern yellow pine no. 1 dense, with a minimum fb of 1300 psi, before pressure treatment. (Pressure treatment reduces fiber strength by 15% to 1100 P.S.I.)



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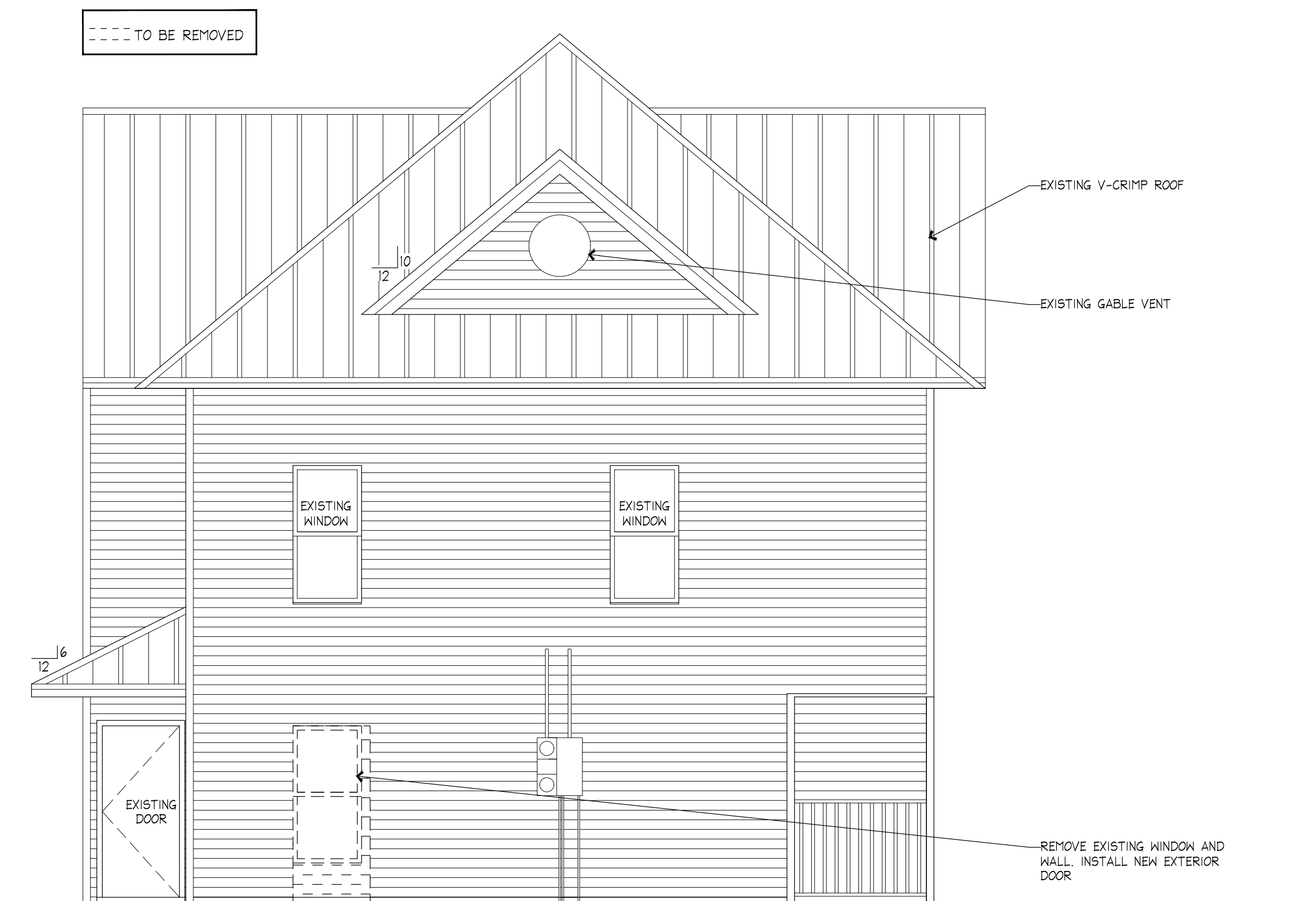
Project No: 1622-
PROPOSED FIRST AND
SECOND FLOOR PLAN

Date: 06/18/202

3 OF 7



2 PROPOSED EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"



1 DEMOLITION EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"

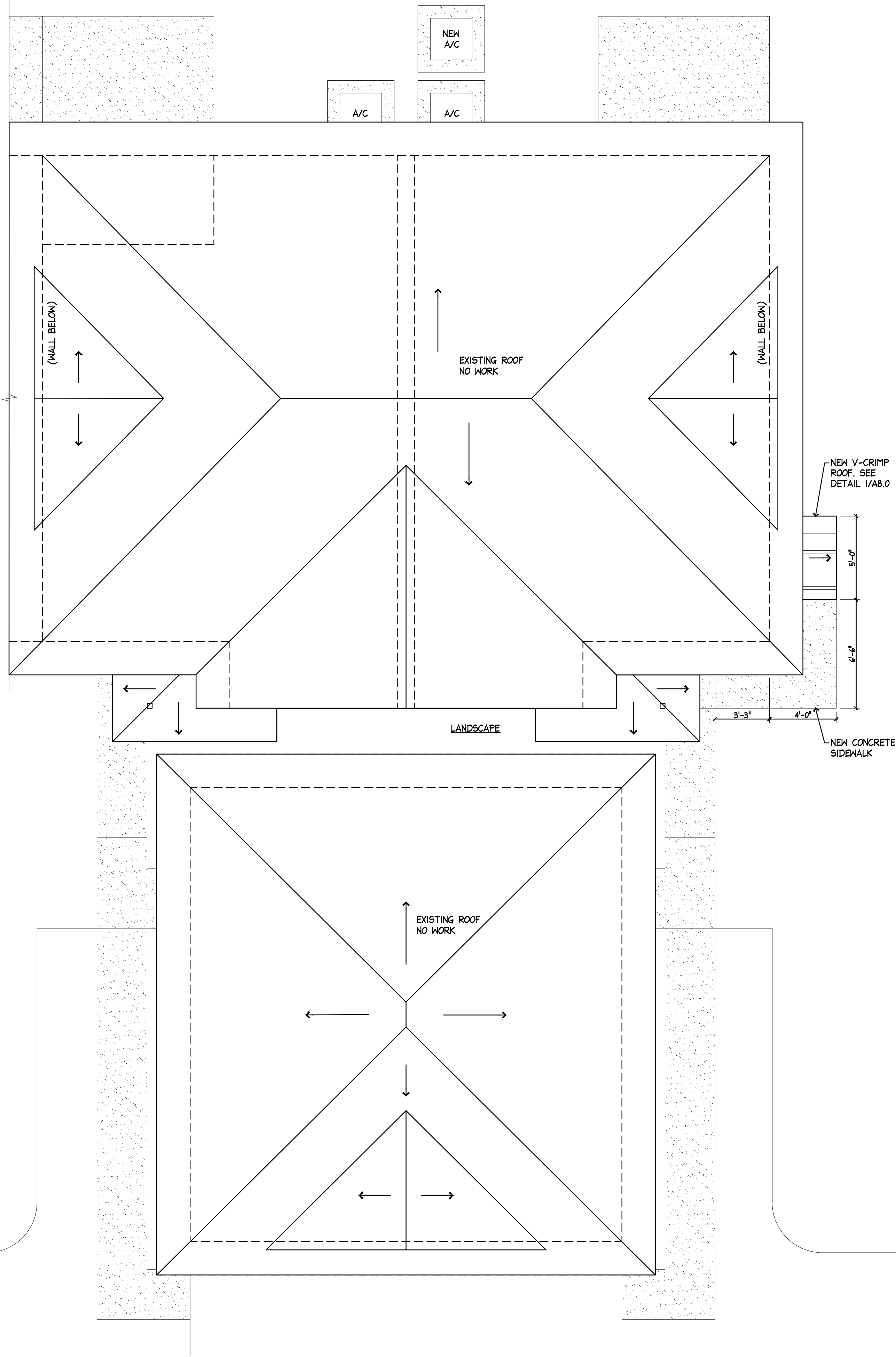
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Facsimile (305) 296-2727
Florida License AAC002022

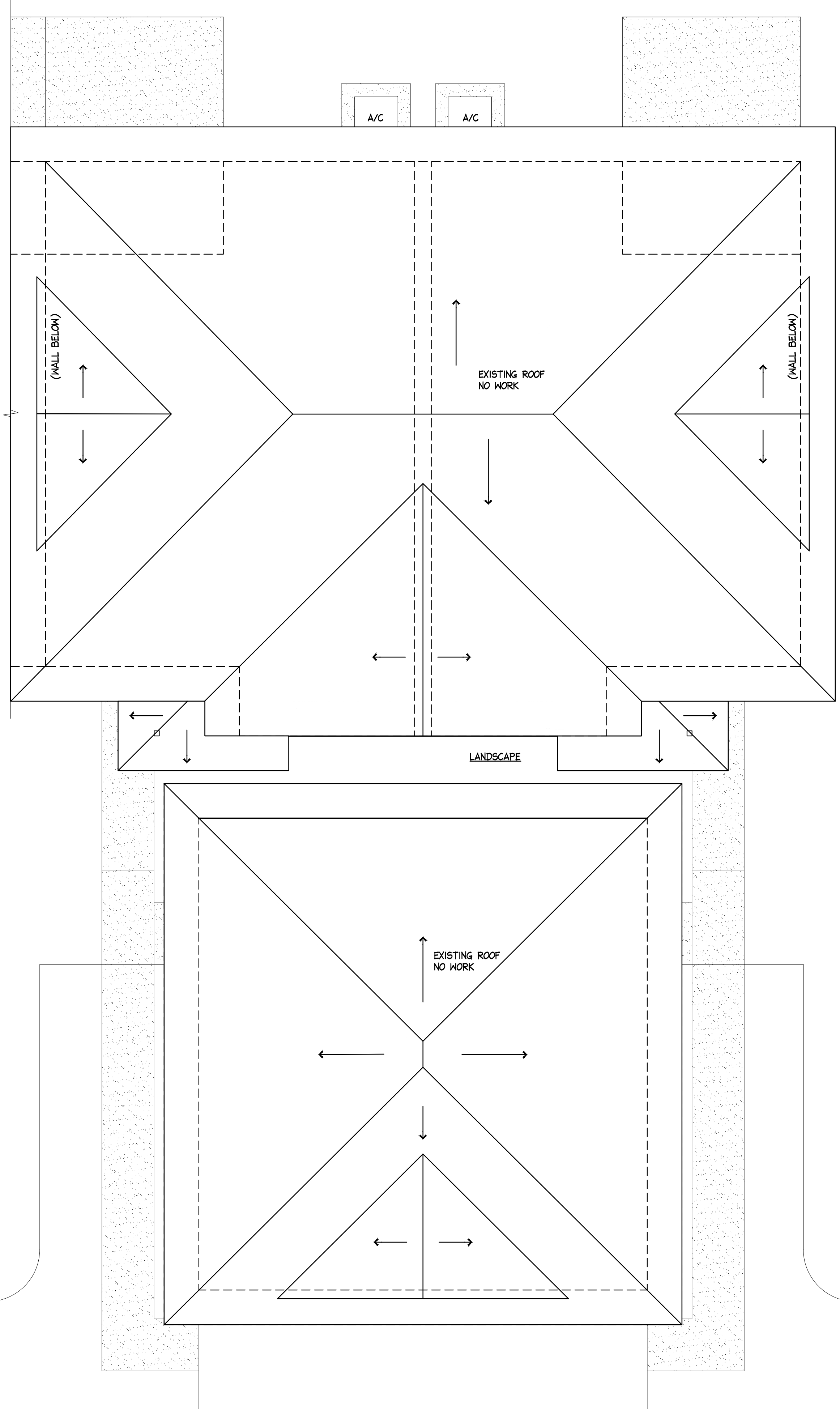
Bender & Associates
ARCHITECTS
p.a.

Project No: 1622-A
DEMOLITION AND
PROPOSED EXTERIOR
ELEVATIONS
Date: 06/18/2021

A3



2 PROPOSED ROOF PLAN
SCALE: 1/4"=1'-0"



1 EXISTING ROOF PLAN
SCALE: 1/4"=1'-0"

PEARY COURT
TOWNHOUSE CONVERSION
KEY WEST, FLORIDA

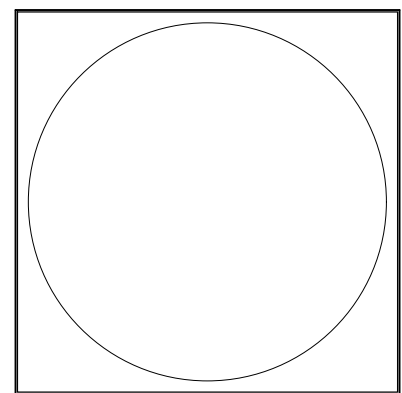
410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License AAC002022

Bender & Associates
ARCHITECTS
p.a.

Project No: 1622-A
EXISTING AND PROPOSED ROOF PLAN
Date: 06/18/2021

A4

PEARY COURT
TOWNHOUSE CONVERSION
KEY WEST, FLORIDA

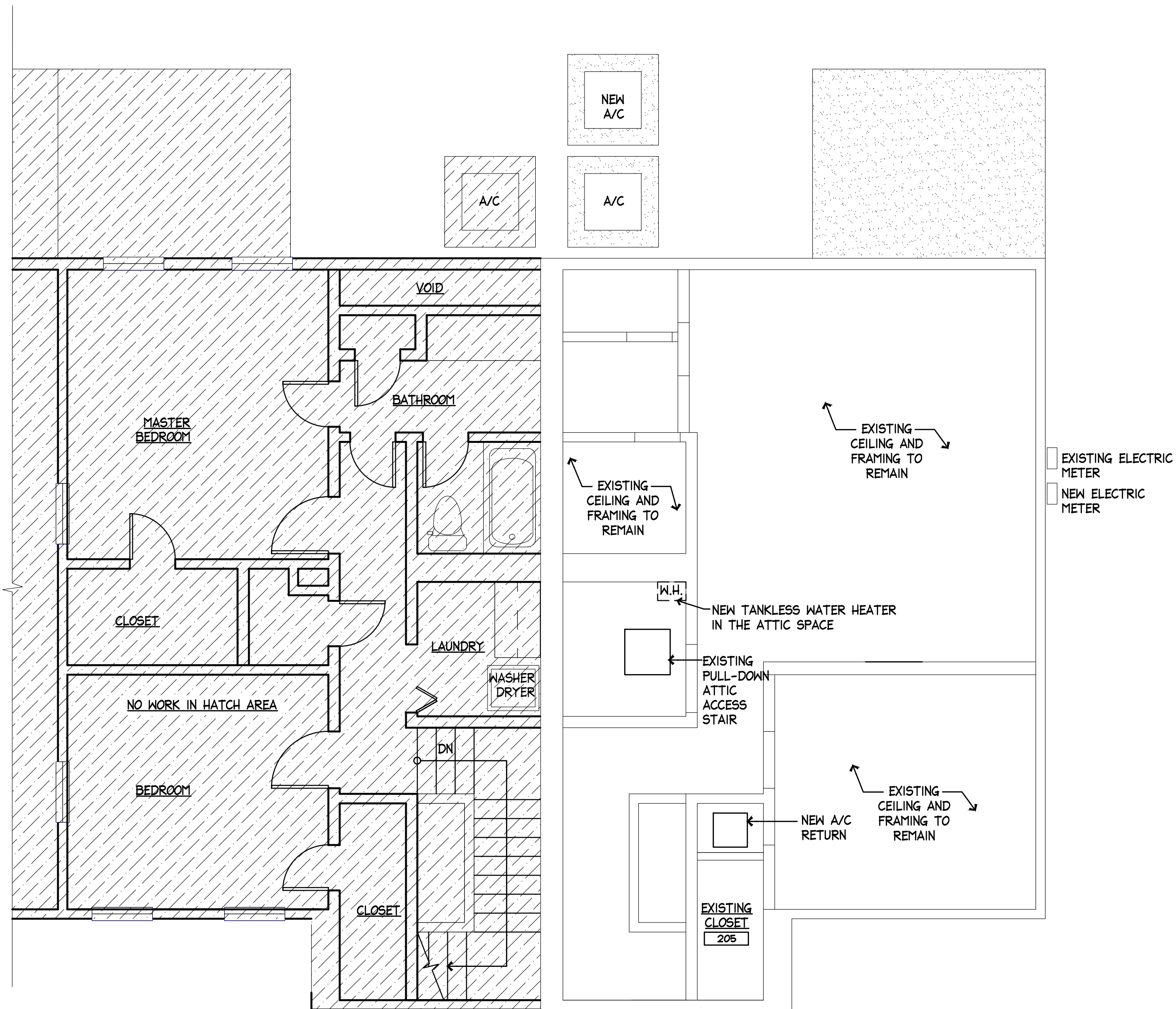


410 Angela Street
Key West, Florida 33040
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Facsimile (305) 296-2727
Florida License AAC002022

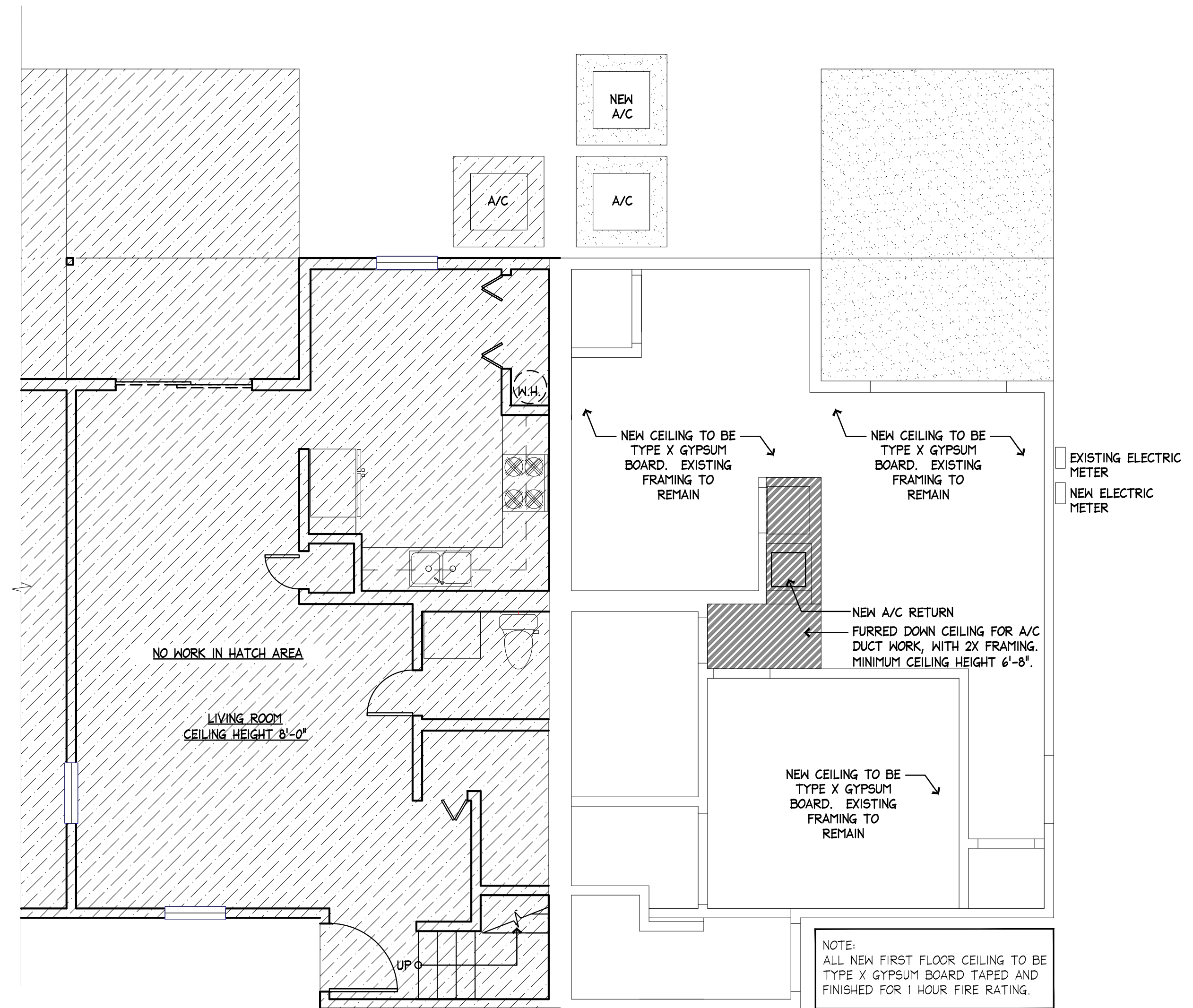
Bender & Associates
ARCHITECTS
p.a.

Project No: 1622-A
PROPOSED FIRST AND
SECOND FLOOR
CEILING PLAN
Date: 06/18/2021

A5
6 OF 7



2
A5 PROPOSED CEILING PLAN SECOND FLOOR
SCALE: 1/4"=1'-0"



1
A5 PROPOSED CEILING PLAN FIRST FLOOR
SCALE: 1/4"=1'-0"

PEARY COURT
At Key West

One Bedroom Unit - Upstairs Model
660 SF

A carport with storage area is assigned
to each upstairs unit.



PEARY COURT
At Key West

One Bedroom Unit - Ground Floor Model
620 SF

The patio and fenced-in backyard is
assigned to this unit.

One reserved parking space
is assigned to this unit.



NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., Tuesday, March 22, 2022 at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

MAJOR DEVELOPMENT PLAN – NINE NEW BUILDINGS CONTAINING A TOTAL OF 33 NEW RESIDENTIAL UNITS AND CONVERSION OF 15 EXISTING TWO-BEDROOM UNITS TO 30 ONE-BEDROOM UNITS. NEW A/C UNITS AND TRASH ENCLOSURES.

#541 WHITE STREET

Applicant – Bender & Associates, Architects Application #H2022-0009

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3973 or visit our website at www.cityofkeywest-fl.gov.

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Ana Alvarez, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address:
541 White Street on the
8 day of March, 20 22.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on March 22, 2022, 20 .

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is H2022-0009.

2. A photograph of that legal notice posted in the property is attached hereto.

Signed Name of Affiant:

Ana Alvarez
Date: 03/08/2022
Address: 410 Angela St.
City: Key West
State, Zip: FL 33040

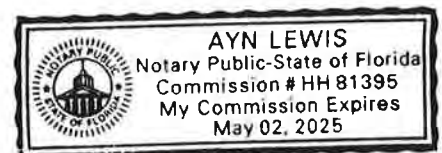
The forgoing instrument was acknowledged before me on this 8th day of March, 2022.

By (Print name of Affiant) Ana Alvarez who is
personally known to me or has produced _____ as
identification and who did take an oath.

NOTARY PUBLIC

Sign Name: Ayn Lewis
Print Name: Ayn Lewis

Notary Public - State of Florida (seal)
My Commission Expires: 5-2-2025





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Public
Meeting
Notice

NOTICE OF PUBLIC MEETING
The following meeting will be held on the date and at the location indicated below. The purpose of the meeting is to discuss the proposed project and to receive public input. The meeting is open to all interested parties. For more information, please contact the project manager at the address below.

Peary C
Old Town

PROPERTY APPRAISER INFORMATION

Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00006730-000200
Account# 9100458
Property ID 9100458
Millage Group 10KW
Location 541 WHITE St, KEY WEST
Address
Legal SQRS 30 AND 43 PER WM WHITEHEAD MAP OF 1829 AND PARCEL IDENTIFIED AS UNITED STATE CANTONMENT (24.1835 AC) (A/K/A PEARY COURT) B47-183-396 G6-277/278 A4-446 RR-94 OR432-317/318 OR2334-531/618(LEASE W/CONVEYANCE) OR2648-126/133(PARTIAL TERMINATION OF LEASE) OR2648-134/154Q/C OR2648-155/181 OR2648-182/189(REST) OR2657-648/650(AMD REST) OR2806-1639/42
Description
Neighborhood 32090
Property AFFORDABLE MULTI-FAMILY 10 OR MORE UNITS (0301)
Class
Subdivision
Sec/Twp/Rng 32/67/25
Affordable Yes
Housing



Owner

PEARY COURT APARTMENTS LLC
 3850 Hollywood Blvd
 Ste 400
 Hollywood FL 33021

Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$12,926,081	\$13,241,358	\$3,472,359	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$23,965,601	\$23,035,955	\$30,049,696	\$29,250,000
= Just Market Value	\$36,891,682	\$36,277,313	\$33,522,055	\$29,250,000
= Total Assessed Value	\$36,891,682	\$35,392,500	\$32,175,000	\$29,250,000
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$36,891,682	\$36,277,313	\$33,522,055	\$29,250,000

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(0301)	1,053,433.00	Square Foot	0	0

Buildings

Building ID 5258
Style
Building Type M.F. - R3 / R3
Gross Sq Ft 5161
Finished Sq Ft 3853
Stories 2 Floor
Condition AVERAGE
Perimeter 428
Functional Obs 0
Economic Obs 0
Depreciation % 22
Interior Walls
Exterior Walls VINYL SIDING
Year Built 1996
EffectiveYearBuilt 2005
Foundation
Roof Type
Roof Coverage
Flooring Type
Heating Type
Bedrooms 0
Full Bathrooms 3
Half Bathrooms 0
Grade 350
Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
CPX	CARPORT LATTIC	863	0	0
FLA	FLOOR LIV AREA	3,853	3,853	0
OPF	OP PRCH FIN LL	249	0	0
SBF	UTIL FIN BLK	196	0	0
TOTAL		5,161	3,853	0

Building ID 5259
Style
Building Type M.F. - R3 / R3
Gross Sq Ft 5155
Finished Sq Ft 3853
Stories 2 Floor
Condition AVERAGE
Perimeter 428
Functional Obs 0
Economic Obs 0
Depreciation % 22
Interior Walls
Exterior Walls VINYL SIDING
Year Built 1996
EffectiveYearBuilt 2005
Foundation
Roof Type
Roof Coverage
Flooring Type
Heating Type
Bedrooms 0
Full Bathrooms 3
Half Bathrooms 0
Grade 350
Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
CPX	CARPORT LATTIC	858	0	0
FLA	FLOOR LIV AREA	3,853	3,853	0
OPF	OP PRCH FIN LL	249	0	0
SBF	UTIL FIN BLK	195	0	0
TOTAL		5,155	3,853	0

Building ID	5260	Exterior Walls	VINYL SIDING
Style		Year Built	1996
Building Type	M.F. - R2 / R2	EffectiveYearBuilt	2005
Gross Sq Ft	3420	Foundation	
Finished Sq Ft	2552	Roof Type	
Stories	2 Floor	Roof Coverage	
Condition	AVERAGE	Flooring Type	
Perimeter	304	Heating Type	
Functional Obs	0	Bedrooms	0
Economic Obs	0	Full Bathrooms	2
Depreciation %	22	Half Bathrooms	0
Interior Walls		Grade	350
		Number of Fire PI	0

Code	Description	Sketch Area	Finished Area	Perimeter
CPX	CARPORT LATTIC	572	0	0
FLA	FLOOR LIV AREA	2,552	2,552	0
OPF	OP PRCH FIN LL	166	0	0
SBF	UTIL FIN BLK	130	0	0
TOTAL		3,420	2,552	0

Building ID	5261	Exterior Walls	VINYL SIDING
Style		Year Built	1996
Building Type	M.F. - R4 / R4	EffectiveYearBuilt	2005
Gross Sq Ft	6902	Foundation	
Finished Sq Ft	5162	Roof Type	
Stories	2 Floor	Roof Coverage	
Condition	AVERAGE	Flooring Type	
Perimeter	516	Heating Type	
Functional Obs	0	Bedrooms	0
Economic Obs	0	Full Bathrooms	4
Depreciation %	22	Half Bathrooms	0
Interior Walls		Grade	350
		Number of Fire PI	0

Code	Description	Sketch Area	Finished Area	Perimeter
CPX	CARPORT LATTIC	1,147	0	0
FLA	FLOOR LIV AREA	5,162	5,162	0
OPF	OP PRCH FIN LL	332	0	0
SBF	UTIL FIN BLK	261	0	0
TOTAL		6,902	5,162	0

Building ID	5262	Exterior Walls	VINYL SIDING
Style		Year Built	1996
Building Type	M.F. - R4 / R4	EffectiveYearBuilt	2005
Gross Sq Ft	5489	Foundation	
Finished Sq Ft	5155	Roof Type	
Stories	2 Floor	Roof Coverage	
Condition	AVERAGE	Flooring Type	
Perimeter	526	Heating Type	
Functional Obs	0	Bedrooms	0
Economic Obs	0	Full Bathrooms	4
Depreciation %	22	Half Bathrooms	0
Interior Walls		Grade	350
		Number of Fire PI	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	334	0	0
FLA	FLOOR LIV AREA	5,155	5,155	0
TOTAL		5,489	5,155	0

Building ID	5263	Exterior Walls	VINYL SIDING
Style		Year Built	1996
Building Type	M.F. - R4 / R4	EffectiveYearBuilt	2005
Gross Sq Ft	5489	Foundation	
Finished Sq Ft	5156	Roof Type	
Stories	2 Floor	Roof Coverage	
Condition	AVERAGE	Flooring Type	
Perimeter	526	Heating Type	
Functional Obs	0	Bedrooms	0
Economic Obs	0	Full Bathrooms	4
Depreciation %	22	Half Bathrooms	0
Interior Walls		Grade	350
		Number of Fire PI	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	333	0	0
FLA	FLOOR LIV AREA	5,156	5,156	0
TOTAL		5,489	5,156	0

Building ID	5264	Exterior Walls	VINYL SIDING
Style		Year Built	1996

Building Type M.F. - R3 / R3
Gross Sq Ft 3885
Finished Sq Ft 3639
Stories 2 Floor
Condition AVERAGE
Perimeter 404
Functional Obs 0
Economic Obs 0
Depreciation % 22
Interior Walls

EffectiveYearBuilt 2005
Foundation
Roof Type
Roof Coverage
Flooring Type
Heating Type
Bedrooms 0
Full Bathrooms 3
Half Bathrooms 0
Grade 350
Number of Fire PI 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	246	0	0
FLA	FLOOR LIV AREA	3,639	3,639	0
TOTAL		3,885	3,639	0

Building ID 5265
Style
Building Type M.F. - R3 / R3
Gross Sq Ft 3883
Finished Sq Ft 3637
Stories 2 Floor
Condition AVERAGE
Perimeter 404
Functional Obs 0
Economic Obs 0
Depreciation % 22
Interior Walls

Exterior Walls VINYL SIDING
Year Built 1996
EffectiveYearBuilt 2005
Foundation
Roof Type
Roof Coverage
Flooring Type
Heating Type
Bedrooms 0
Full Bathrooms 3
Half Bathrooms 0
Grade 350
Number of Fire PI 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	246	0	0
FLA	FLOOR LIV AREA	3,637	3,637	0
TOTAL		3,883	3,637	0

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
6/23/2016	\$60,000,000	Warranty Deed		2806	1639	04 - Qualified	Improved
8/30/2013	\$35,000,000	Warranty Deed		2648	155	01 - Qualified	Improved

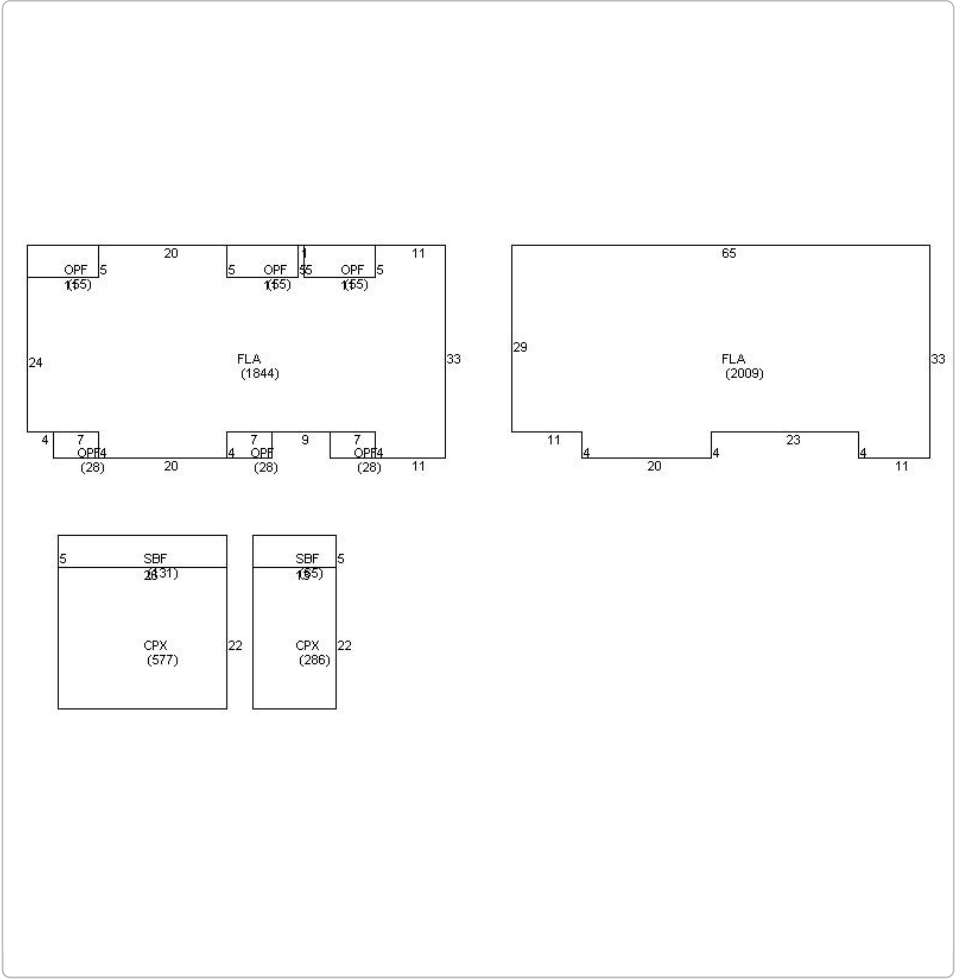
Permits

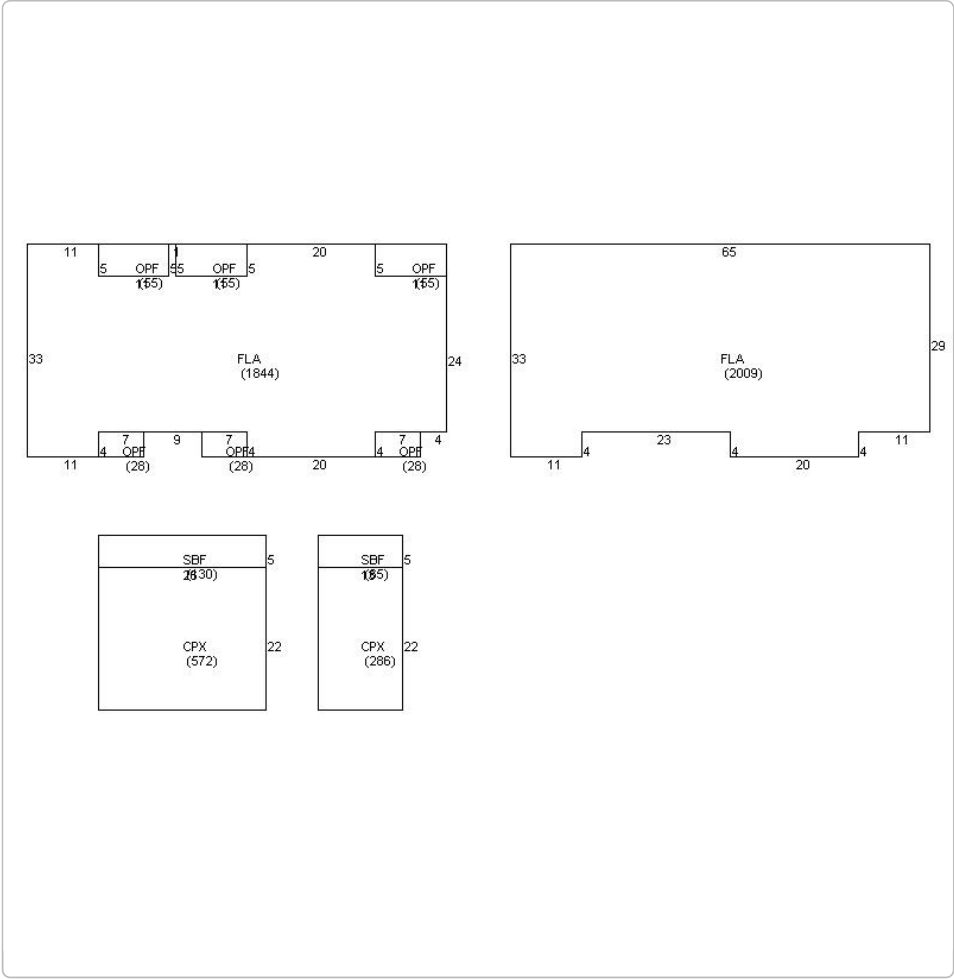
Number ⬇	Date Issued ⬇	Date Completed ⬇	Amount ⬇	Permit Type ⬇	Notes ⬇
BLD2020-1715	6/26/2020		\$50,000	Commercial	REPLACE 44 1080 WATT POLE LIGHTS WITH 44 230W LED POLE LIGHTS, EXISTING POLES TO REMAIN.
BLD2019-2429	7/16/2019		\$75,131	Commercial	RMOVAL OF VINYL SIDING FROM ALL BUILDINGS, REPLACING W/JAMES HARDIE SIDING. ALSO THE REMOVAL OF ALL OF THE EXISTING WINDOWS AND REPLACING WITH IMPACT RATED ALUM. SINGLE HUNG WINDOWS AND FRENCH DOOR.
BLD2019-2432	7/16/2019		\$75,131	Commercial	THE RMOVAL OF VINYL SIDING FROM ALL BUILDINGS, REPLACING W/JAMES HARDIE COLOR SIDING. ALSO THE REMOVAL OF ALL OF THE EXISTING WINDOWS AND REPLACING WITH IMPACT RATED ALUM. SINGLE HUNG WINDOWS AND FRENCH DOOR
BLD2019-2433	7/16/2019		\$75,131	Commercial	RMOVAL OF VINYL SIDING FROM ALL BUILDINGS, REPLACING W/JAMES HARDIE SIDING. ALSO THE REMOVAL OF ALL OF THE EXISTING WINDOWS AND REPLACING WITH IMPACT RATED ALUM. SINGLE HUNG WINDOWS AND FRENCH DOOR.
BLD2019-2435	7/16/2019		\$75,131	Commercial	THE RMOVAL OF VINYL SIDING FROM ALL BUILDINGS, REPLACING W/JAMES HARDIE SIDING. ALSO THE REMOVAL OF ALL OF THE EXISTING WINDOWS AND REPLACING WITH IMPACT RATED ALUM. SINGLE HUNG WINDOWS AND FRENCH DOOR.
BLD2019-2436	7/16/2019		\$75,131	Commercial	THE SCOPE OF THE PROPOSED PROJECT INCLUDES THE RMOVAL OF VINYL SIDING FROM ALL BUILDINGS, REPLACING W/JAMES HARDIE. REMOVAL OF ALL OF THE EXISTING WINDOWS AND REPLACING WITH IMPACT RATED ALUM. SINGLE HUNG WINDOWS AND FRENCH DOOR
BLD2019-2437	7/16/2019		\$75,131	Commercial	THE SCOPE OF THE PROPOSED PROJECT INCLUDES THE RMOVAL OF VINYL SIDING FROM ALL BUILDINGS, REPLACING W/JAMES HARDIE SIDING.
BLD2019-2438	7/16/2019		\$75,131	Commercial	SCOPE OF THE PROPOSED PROJECT INCLUDES THE RMOVAL OF VINYL SIDING FROM ALL BUILDINGS, REPLACING W/JAMES HARDIE SIDING.
BLD2019-2439	7/16/2019		\$75,131	Commercial	THE SCOPE OF THE PROPOSED PROJECT INCLUDES THE RMOVAL OF VINYL SIDING FROM ALL BUILDINGS, REPLACING W/JAMES HARDIE SIDING.
BLD2019-2441	7/16/2019		\$75,131	Commercial	THE SCOPE OF THE PROPOSED PROJECT INCLUDES THE RMOVAL OF VINYL SIDING FROM ALL BUILDINGS, REPLACING W/JAMES HARDIE SIDING
BLD2019-2447	7/16/2019		\$75,131	Commercial	THE SCOPE OF THE PROPOSED PROJECT INCLUDES THE RMOVAL OF VINYL SIDING FROM ALL BUILDINGS, REPLACING W/JAMES HARDIE SIDING.
BLD2019-2449	7/16/2019		\$75,131	Commercial	THE SCOPE OF THE PROPOSED PROJECT INCLUDES THE RMOVAL OF VINYL SIDING FROM ALL BUILDINGS, REPLACING W/JAMES HARDIE SIDING
BLD2019-2442	7/15/2019		\$75,131	Commercial	THE SCOPE OF THE PROPOSED PROJECT INCLUDES THE RMOVAL OF VINYL SIDING FROM ALL BUILDINGS, REPLACING W/JAMES HARDIE SIDING.
BLD2019-2443	7/15/2019		\$75,131	Commercial	THE SCOPE OF THE PROPOSED PROJECT INCLUDES THE RMOVAL OF VINYL SIDING FROM ALL BUILDINGS, REPLACING W/JAMES HARDIE SIDING.
BLD2019-2444	7/15/2019		\$75,131	Commercial	THE SCOPE OF THE PROPOSED PROJECT INCLUDES THE RMOVAL OF VINYL SIDING FROM ALL BUILDINGS, REPLACING W/JAMES HARDIE SIDING.
BLD2019-2445	7/15/2019		\$75,131	Commercial	THE SCOPE OF THE PROPOSED PROJECT INCLUDES THE RMOVAL OF VINYL SIDING FROM ALL BUILDINGS, REPLACING W/JAMES HARDIE SIDING
BLD2019-2446	7/15/2019		\$75,131	Commercial	THE SCOPE OF THE PROPOSED PROJECT INCLUDES THE RMOVAL OF VINYL SIDING FROM ALL BUILDINGS, REPLACING W/JAMES HARDIE SIDING.
BLD2019-2448	7/15/2019		\$75,131	Commercial	THE SCOPE OF THE PROPOSED PROJECT INCLUDES THE RMOVAL OF VINYL SIDING FROM ALL BUILDINGS, REPLACING W/JAMES HARDIE SIDING.
BLD2019-2450	7/15/2019		\$75,131	Commercial	THE SCOPE OF THE PROPOSED PROJECT INCLUDES THE RMOVAL OF VINYL SIDING FROM ALL BUILDINGS, REPLACING W/JAMES HARDIE SIDING
BLD2019-2507	7/15/2019		\$75,131	Commercial	THE SCOPE OF THE PROPOSED PROJECT INCLUDES THE RMOVAL OF VINYL SIDING FROM ALL BUILDINGS, REPLACING W/JAMES HARDIE SIDING.
19-1375	4/23/2019		\$1,100	Commercial	
19-0986	4/22/2019		\$75,132	Commercial	REMOVAL OF VINYL SIDING FROM ALL BUILDINGS, REPLACE WITH HARDIE BOARD, REMOVAL OF ALL EXISTING WINDOWS, REPLACE THEM WITH IMPACT RATED ALUMINIUM SINGLE HUNG WINDOWS & FRENCH DOORS.

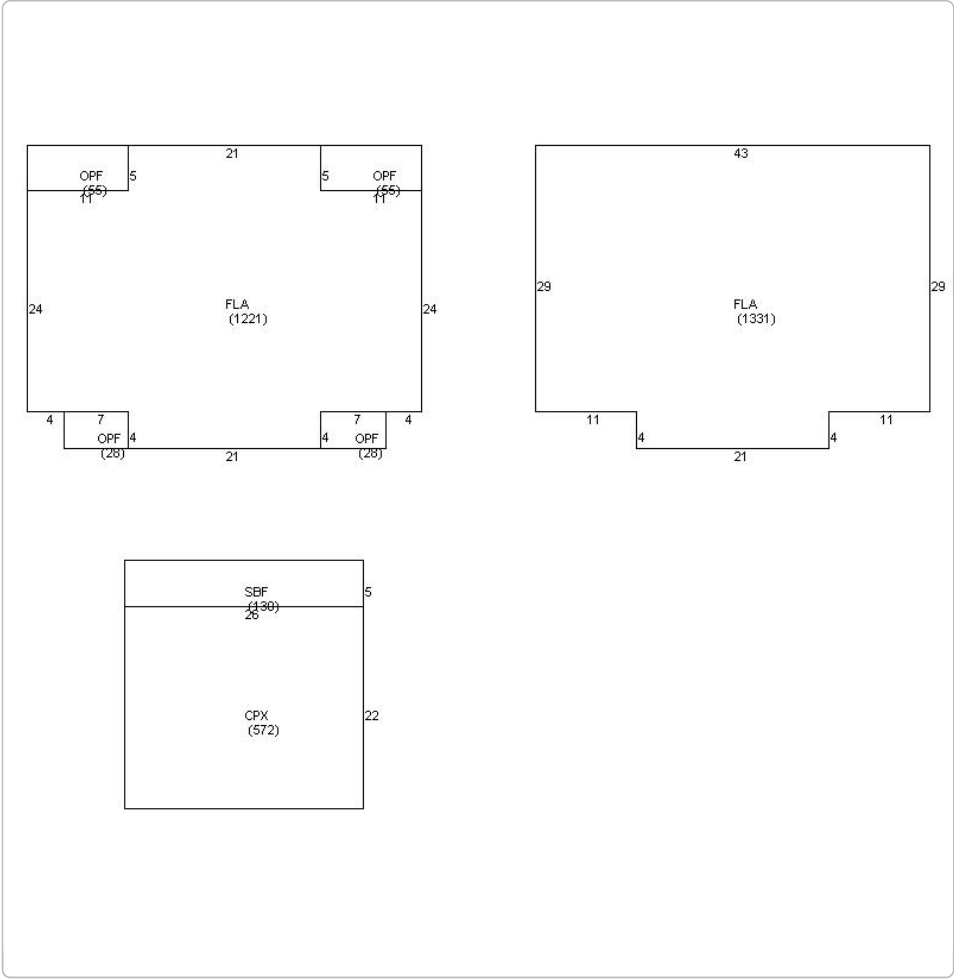
19-0988	4/22/2019	\$75,132	Commercial	REMOVAL OF VINYL SIDING FROM ALL BUILDINGS, REPLACE IT WITH HARDIE BOARD, ALSO, THE REMOVAL OF ALL THE EXISTING WINDOWS, REPLACE THEM WITH IMPACT RATED ALUMINUM SINGLE HUNG WINDOWS & FRENCH DOORS.
19-0989	4/22/2019	\$75,132	Commercial	RENOVATION EXTERIOR-REMOVE VINYL SIDING REPLACE WITH HARDIE BOARD, REMOVE EXISTING WINDOWS, REPLACE WITH IMPACT RATED ALUMINUM SINGLE HUNG WINDOWS & FRENCH DOORS.
19-0992	4/22/2019	\$75,132	Commercial	RENOVATION EXTERIOR-REMOVAL OF VINYL SIDING FROM ALL BUILDINGS, REPLACE HARDIE BOARD CEMENTITIOUS LAP SIDING, ALSO REMOVAL ALL OF THE EXISTING WINDOWS, REPLACING THEM WITH IMPACT RATE ALUMINUM SINGLE HUNG WINDOWS & FRENCH DOORS.
19-0993	4/22/2019	\$75,132	Commercial	RENOVATION EXTERIOR-REMOVAL OF VINYL SIDING FROM ALL BUILDINGS, REPLACES WITH HARDIE BOARD, ALSO REMOVE ALL EXISTING WINDOWS & REPLACE WITH IMPACTED RATED ALUMINUM SINGLE HUNG WINDOWS & FRENCH DOORS.
BLD2019-0939	4/22/2019	\$75,581	Commercial	The scope of the proposed project includes the remodel of vinyl siding from all buildings, replacing it with James Hardin Color Plus Technologies. Cementitious lap siding. Also, the removal of all of the existing windows, replacing them with impact rated Aluminum single hung windows and French door. Revision#1 Remove any rotted rafter tails and nail 2x4 pressure treated board to existing rafters. 128 PEARY CT A
BLD2019-0941	4/22/2019	\$75,581	Commercial	The scope of the proposed project includes the remodel of vinyl siding from all buildings, replacing it with James Hardin Color Plus Technologies. Cementitious lap siding. Also, the removal of all of the existing windows, replacing them with impact rated Aluminum single hung windows and French door. 127 PEARY CT A-D Revision#1 Remove any rotted rafter tails and nail 2x4 pressure treated board to existing rafters.
BLD2019-0942	4/22/2019	\$75,131	Commercial	The scope of the proposed project includes the remodel of vinyl siding from all buildings, replacing it with James Hardin Color Plus Technologies. Cementitious lap siding. Also, the removal of all of the existing windows, replacing them with impact rated Aluminum single hung windows and French door. 126 PEARY CT ABC Revision#1 Remove any rotted rafter tails and nail 2x4 pressure treated board to existing rafters.
BLD2019-0943	4/22/2019	\$75,131	Commercial	The scope of the proposed project includes the remodel of vinyl siding from all buildings, replacing it with James Hardin Color Plus Technologies. Cementitious lap siding. Also, the removal of all of the existing windows, replacing them with impact rated Aluminum single hung windows and French door. 125 PEARY CT A-D Revision#1 Remove any rotted rafter tails and nail 2x4 pressure treated board to existing rafters.
BLD2019-0945	4/22/2019	\$75,581	Commercial	The scope of the proposed project includes the remodel of vinyl siding from all buildings, replacing it with James Hardin Color Plus Technologies. Cementitious lap siding. Also, the removal of all of the existing windows, replacing them with impact rated Aluminum single hung windows and French door. 123 PEARY CT A-D Revision#1 Remove any rotted rafter tails and nail 2x4 pressure treated board to existing rafters.
BLD2019-0947	4/22/2019	\$75,581	Commercial	The scope of the proposed project includes the remodel of vinyl siding from all buildings, replacing it with James Hardin Color Plus Technologies. Cementitious lap siding. Also, the removal of all of the existing windows, replacing them with impact rated Aluminum single hung windows and French door. 117 PEARY CT A Revision#1 Remove any rotted rafter tails and nail 2x4 pressure treated board to existing rafters
BLD2019-0986	4/22/2019	\$75,581	Commercial	The scope of the proposed project includes the removal of vinyl siding from all buildings, replacing it with james hardie color plus technologies cementitious lap siding. Also, the removal of all of the existing window, replacing them with impact rated aluminum single hung windows and French doors. 116 PEARY CT A Revision#1 Remove any rotted rafter tails and nail 2x4 pressure treated board to existing rafters.
BLD2019-0987	4/22/2019	\$75,131	Commercial	The scope of the proposed project includes the removal of vinyl siding from all buildings, replacing it with james hardie color plus technologies cementitious lap siding. Also, the removal of all of the existing window, replacing them with impact rated aluminum single hung windows and French doors. Revision#1 Remove any rotted rafter tails and nail 2x4 pressure treated board to existing rafters.
BLD2019-0988	4/22/2019	\$75,131	Commercial	The scope of the proposed project includes the removal of vinyl siding from all buildings, replacing it with james hardie color plus technologies cementitious lap siding. Also, the removal of all of the existing window, replacing them with impact rated aluminum single hung windows and French doors. 114 PEARY CT A Revision#1 Remove any rotted rafter tails and nail 2x4 pressure treated board to existing rafters
BLD2019-0990	4/22/2019	\$75,581	Commercial	The scope of the proposed project includes the removal of vinyl siding from all buildings, replacing it with james hardie color plus technologies cementitious lap siding. Also, the removal of all of the existing window, replacing them with impact rated aluminum single hung windows and French doors. 112 PEARY CT A Revision#1 Remove any rotted rafter tails and nail 2x4 pressure treated board to existing rafters
BLD2019-0991	4/22/2019	\$75,581	Commercial	The scope of the proposed project includes the removal of vinyl siding from all buildings, replacing it with james hardie color plus technologies cementitious lap siding. Also, the removal of all of the existing window, replacing them with impact rated aluminum single hung windows and French doors. 111 PEARY CT A Revision#1 Remove any rotted rafter tails and nail 2x4 pressure treated board to existing rafters.
BLD2019-0993	4/22/2019	\$75,581	Commercial	The scope of the proposed project includes the removal of vinyl siding from all buildings, replacing it with james hardie color plus technologies cementitious lap siding. Also, the removal of all of the existing window, replacing them with impact rated aluminum single hung windows and French doors. 108 PEARY CT A Revision#1 Remove any rotted rafter tails and nail 2x4 pressure treated board to existing rafters.
BLD2019-2430	1/17/2019	\$75,131	Commercial	RMOVAL OF VINYL SIDING FROM ALL BUILDINGS, REPLACING W/JAMES HARDIE SIDING. ALSO THE REMOVAL OF ALL OF THE EXISTING WINDOWS AND REPLACING WITH IMPACT RATED ALUM. SINGLE HUNG WINDOWS AND FRENCH DOOR.
BLD2018-1026	1/16/2019	\$75,581	Commercial	Proposed hurricane renovation project includes the removal of vinyl siding from building/carports, replace with James Hardie Color Plus Technologies Cementitious Lap Siding. Also, remove all existing windows and sliding glass doors, replace with impact rated white aluminum single hung windows & French doors. Square footage of siding to be 5342. 118 PEARY CT A Revision#1 Remove any rotted rafter tails and nail 2x4 pressure treated board to existing rafters.
BLD2019-2451	1/16/2019	\$75,131	Commercial	THE SCOPE OF THE PROPOSED PROJECT INCLUDES THE RMOVAL OF VINYL SIDING FROM ALL BUILDINGS, REPLACING W/JAMES HARDIE SIDING.
BLD2018-0752	11/20/2018	\$75,131	Commercial	PROPOSED HURRICANE RENOVATION PROJECT INCLUDES REMOVAL OF VINYL SIDING FROM BUILDING/CARPORTS, REPLACING IT WITH JAMES HARDIE COLOR PLUS TECHNOLOGIES CEMENTITIOUS LAP SIDING. ALSO REMOVAL OF ALL OF THE EXISTING WINDOWS, REPLACING THEM WITH IMPACT RATED ALUMINUM SINGLE HUNG WINDOWS, SLIDING GLASS DOORS TO BE REPLACED WITH FRENCH DOORS. SF OF SIDING TO BE INSTALLED 4,464. 102 PEARY CT A REVISION#1 REMOVE ANY ROTTED RAFTER TAILS AND NAIL 2 X 4 PRESSURE TREATED BOARD TO EXISTNG RAFTERS. SEE SHEET A10 FOR DETAILS & ATTACHMENT INSTRUCTIONS.
BLD2018-0753	11/20/2018	\$75,581	Commercial	PROPOSED HURRICAN RENOVATION PROJECT INCLUDES THE REMOVAL OF VINYL FROM BUILDING/CARPORTS REPLACE WITH JAMES HARDIE COLOR PLUS TECHNOLOGIES LAP SIDING. ALSO, THE REMOVAL OF ALL EXISTING WINDOWS REPLACE WITH IMPACT RATED WHITE ALUMINUM SINGLE HUNG WINDOWS AND FRENCH DOORS. SF OF SIDING TO BE 4464. 107 PEARY CT A REVISION#1 REMOVE ANY ROTTED RAFTER TAILS AND NAIL 2 X 4 PRESSURE TREATED BOARD TO EXISTNG RAFTERS. SEE SHEET A10 FOR DETAILS & ATTACHMENT INSTRUCTIONS.
BLD2018-0754	11/20/2018	\$75,581	Commercial	Proposed hurricane renovation project includes removal of vinyl siding from building/carports, replacing it with james hardie color plus technologies cementitious lap siding. Also, removal of all of the existing Windows, replacing them with impact rated aluminum single hung windows, sliding glass doors to be replaced with French doors. Square footage of siding to be installed 4,464. Monroe country tax folio account number 9100458. 103 PEARY CT Revision#1 Remove any rotted rafter tails and nail 2x4 pressure treated board to existing rafters.
BLD2018-0755	11/20/2018	\$75,581	Commercial	Proposed hurricane renovation project includes removal of vinyl siding from building/carports, replacing it with james hardie color plus technologies cementitious lap siding. Also, removal of all of the existing Windows, replacing them with impact rated aluminum single hung windows, sliding glass doors to be replaced with French doors. Square footage of siding to be installed 4,464. Monroe country tax folio account number 9100458. 101 PEARY CT A Revision#1 Remove any rotted rafter tails and nail 2x4 pressure treated board to existing rafters.

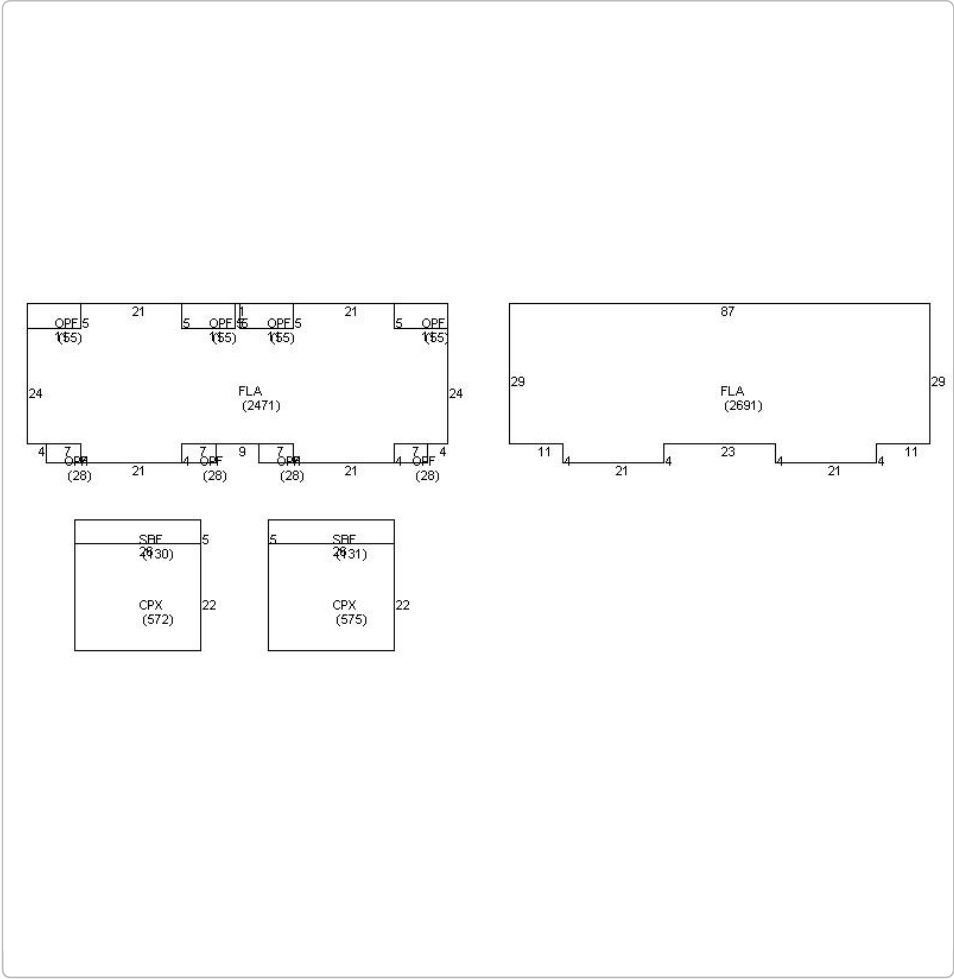
BLD2018-0756	11/20/2018		\$75,581	Commercial	PROPOSED HURRICANE RENOVATION PROJECT INCLUDES REMOVAL OF VINYL SIDING FROM BUILDING/CARPORTS, REPLACING IT WITH JAMES HARDIE COLOR PLUS TECHNOLOGIES CEMENTITIOUS LAP SIDING. ALSO, REMOVAL OF ALL OF THE EXISTING WINDOWS, REPLACING THEM WITH IMPACT RATED ALUMINUM SINGLE HUNG WINDOWS, SLIDING GLASS DOORS TO BE REPLACED WITH FRENCH DOORS. SF OF SIDING OT BE INSTALLED 4,464. MONROE COUNTRY TAX FOLIO ACCOUNT NUMBER 9100458. **NOC REQUIRED** JYD 110 PEARY CT A Revision#1 Remove any rotted rafter tails and nail 2x4 pressure treated board to existing rafters.
BLD2018-1025	11/20/2018		\$75,131	Commercial	PROPOSED HURRICANE RENOVATION PROJECT INCLUDES THE REMOVAL OF VINYL SIDING FROM BUILDING/CARPORTS, REPLACE WITH JAMES HARDIE COLOR PLUS TECHNOLOGIES CEMENTITIOUS LAP SIDING. ALSO, REMOVE ALL EXISTING WINDOWS AND SLIDING GLASS DOORS, REPLACE WITH IMPACT RATED WHITE ALUMINUM SINGLE HUNG WINDOWS & FRENCH DOORS. SF OF SIDING TO BE 4,464. 106 PEARY ST A Revision#1 Remove any rotted rafter tails and nail 2x4 pressure treated board to existing rafters
BLD2018-1028	11/20/2018		\$75,131	Commercial	Proposed hurricane renovation project includes the removal of vinyl siding from building/carports, replace with James Hardie Color Plus Technologies Cementitious Lap Siding. Also, remove all existing windows and sliding glass doors, replace with impact rated white aluminum single hung windows & French doors. Square footage of siding to be 4,464 119 PEARY CT A Revision#1 Remove any rotted rafter tails and nail 2x4 pressure treated board to existing rafters.
BLD2018-1030	11/20/2018		\$75,581	Commercial	Proposed hurricane renovation project includes the removal of vinyl siding from building/carports, replace with James Hardie Color Plus Technologies Cementitious Lap Siding. Also, remove all existing windows and sliding glass doors, replace with impact rated white aluminum single hung windows & French doors. Square footage of siding to be 3199 122 PEARY CT A-B Revision#1 Remove any rotted rafter tails and nail 2x4 pressure treated board to existing rafters.
BLD2018-0233	11/8/2018		\$75,581	Commercial	PROPOSED HURRICAN RENOVATION PROJECT INCLUDES THE REMOVAL OF VINYL FROM BUILDING/CARPORTS REPLACE WITH JAMES HARDIE COLOR PLUS TECHNOLOGIES LAP SIDING. ALSO, THE REMOVAL OF ALL EXISTING WINDOWS REPLACE WITH IMPACT RATED WHITE ALUMINUM SINGLE HUNG WINDOWS AND FRENCH DOORS. SF OF SIDING TO BE 4464. 105 PEARY CT A REVISION#1 REMOVE ANY ROTTED RAFTER TAILS AND NAIL 2 X 4 PRESSURE TREATED BOARD TO EXISTNG RAFTERS. SEE SHEET A10 FOR DETAILS & ATTACHMENT INSTRUCTIONS.
BLD2018-0234	11/8/2018		\$75,581	Commercial	PROPOSED HURRICAN RENOVATION PROJECT INCLUDES THE REMOVAL OF VINYL FROM BUILDING/CARPORTS REPLACE WITH JAMES HARDIE COLOR PLUS TECHNOLOGIES LAP SIDING. ALSO, THE REMOVAL OF ALL EXISTING WINDOWS REPLACE WITH IMPACT RATED WHITE ALUMINUM SINGLE HUNG WINDOWS AND FRENCH DOORS. SF OF SIDING TO BE 4464. 104 PEARY CT A REVISION#1 REMOVE ANY ROTTED RAFTER TAILS AND NAIL 2 X 4 PRESSURE TREATED BOARD TO EXISTNG RAFTERS. SEE SHEET A10 FOR DETAILS & ATTACHMENT INSTRUCTIONS.
17-2570	7/13/2017	12/14/2017	\$8,125	Commercial	REINSTALL NEW PLUM FIXTURES
16-4318	5/18/2017		\$120,000	Commercial	REVISION #1: THE FIRST FLOOR WASHER AND DRYER CLOSET IS TO BE 3'-6" CLEAR ON THE INSIDE. ADD A PANTRY CLOSET TO THE FIRST DOOR KITCHEN. THE CEILING AT THE A/C CLOSET IS TO BE FURRED DOWN FOR THE INSTALL ACTION OF NEW DUCT WORK. FIRST FLOOR BATHROOM (ROOM 103) LAYOUT. THE SECOND FLOOR BATHROOM (ROOM #203) WIDTH IS TO BE 4'-0" CLEAR AND UPDATE DOOR.
16-4682	5/16/2017	6/18/2017	\$15,950	Commercial	REVISION 1 INSTALL OF ADDITIONAL METER, DISCONNECT AND PANEL
13-3823-3871	2/14/2014	2/14/2014	\$0	Commercial	BUILDING CONVERSION FROM MILITARY TO RESIDENTIAL HOUSING.
13-5150	1/2/2014	4/17/2014	\$100,000	Commercial	DEMOLITION OF FORMER BANK, ADJACENT RAILER BLDG., CONCRETE CURBS, ASPHALT AND FENCE, GRADE ENTIRE AREA AND PLANT GRASS.
13-5252	12/12/2013	2/13/2014	\$2,500	Commercial	CHAGE OUT A 2 TON A/C SYSTEM USING EXISTING ELECTRICAL WITH NEW STANDS.
13-5253-5276	12/12/2013	4/13/2014	\$200	Commercial	ELEVATE CONDENSOR PER DRAWING.
13-5282-135283	12/12/2013	2/13/2014	\$2,500	Commercial	CHANGE OUT A 2 TON A/C SYSTEM USING EXISTING ELECTRICAL WITH NEW STANDS.
13-4725	11/5/2013	5/25/2016	\$2,000	Commercial	LANDSCAPE SPRINKLERS ON ENTRANCE WAYS, TIMER AND RAINSWITCH- COMMON AREAS.
13-4726	11/5/2013	2/6/2014	\$750	Commercial	INSTALL PVC BACKFLOWS FOR ENTRANCE WAYS INTO PEARY COURT FOR LANDSCAPE SPRINKLERS.
13-4467	10/23/2013	2/13/2014	\$190,000	Commercial	INSTALL FABRIC SHUTTER SYSTEM ON ALL EXTERIOR DOORS AND WINDOWS.
13-4551-4564	10/23/2013	2/13/2014	\$190,000	Commercial	INSTALL FABRIC SHUTTER SYSTEM ON ALL EXTERIOR DOORS AND WINDOWS.
13-4565-4598	10/23/2013	2/13/2014	\$4,560	Commercial	INSTALL FABRIC SHUTTER SYSTEM ON ALL EXTERIOR DOORS AND WINDOWS.
13-4309-4357	10/8/2013	2/13/2014	\$1,700	Commercial	INSTALL FLOOD VENTS. SEAL AROUND AIR HANDLERS WITH DRYWALL AND FOAM.
13-4006-4055	9/27/2013	2/13/2014	\$200	Commercial	INSTALLATION OF NEW GROUNDING ELECTRODES ND NEW GROUNDING ELECTRODE CONDUCTOR WITH ASSOCIATED CONDUIT, FITTINGS AND SUPPORT.

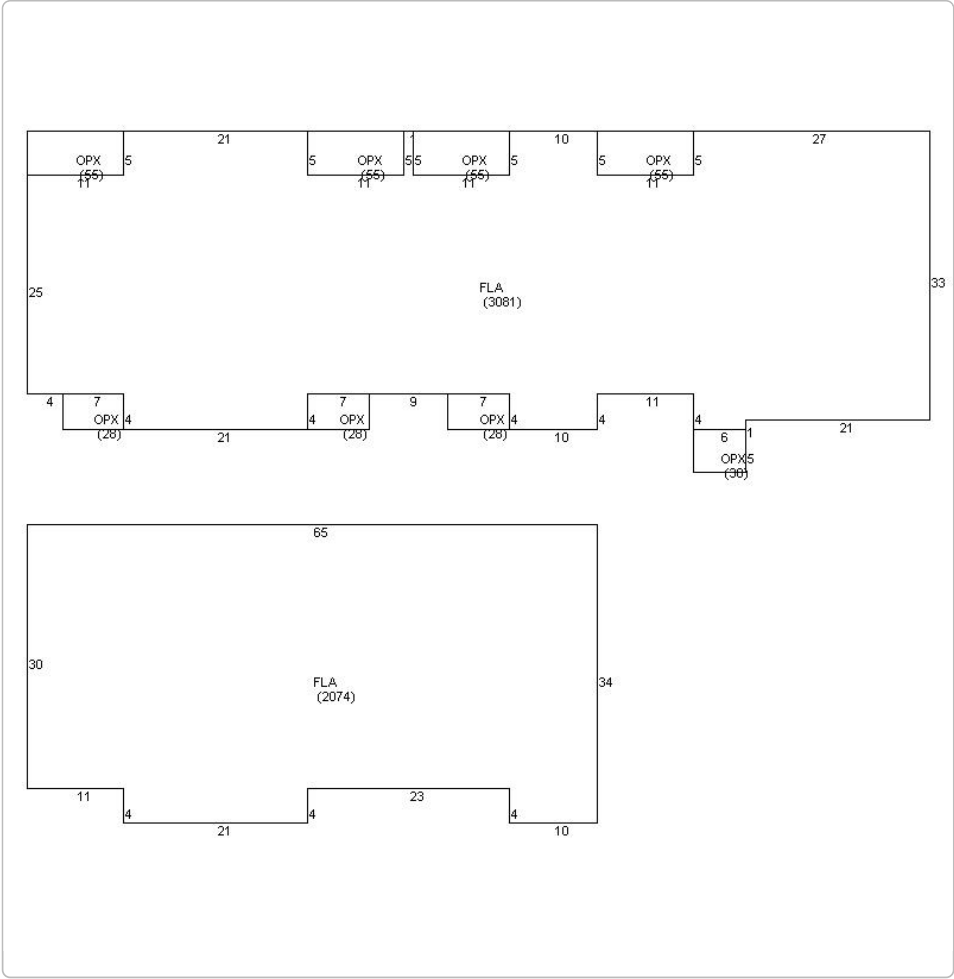
View Tax Info[View Taxes for this Parcel](#)**Sketches (click to enlarge)**

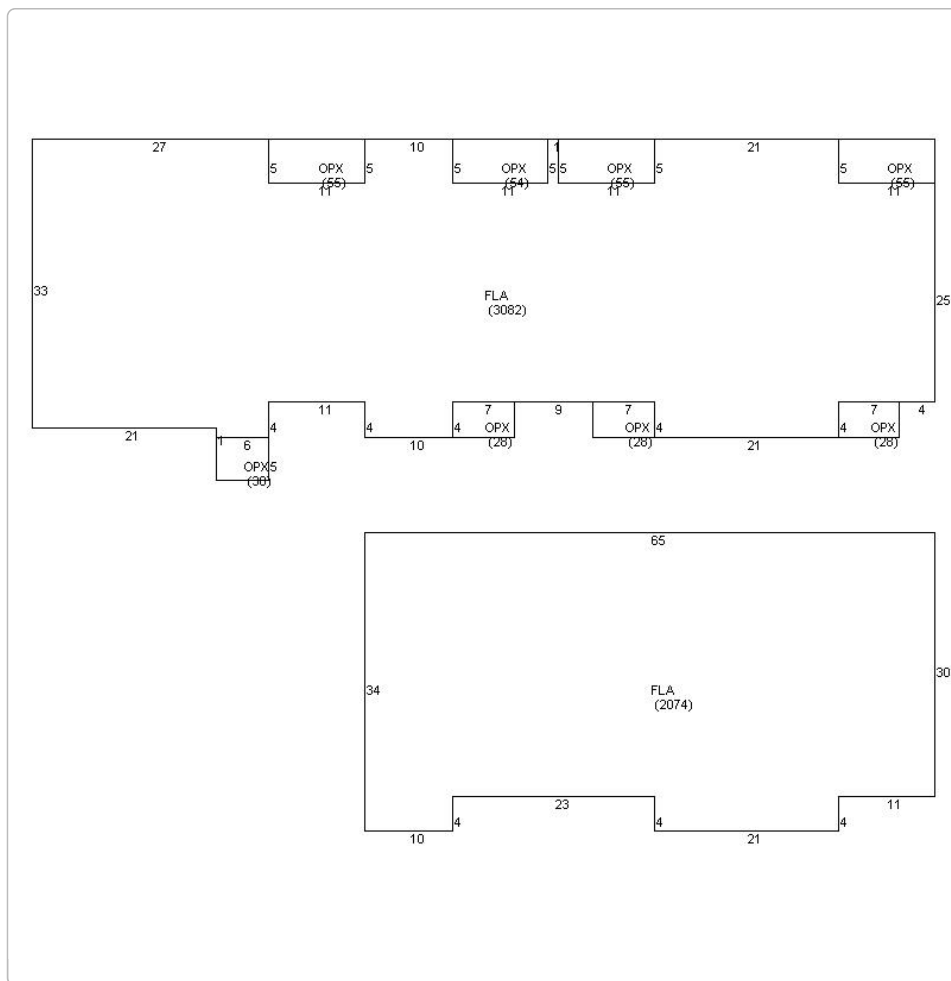








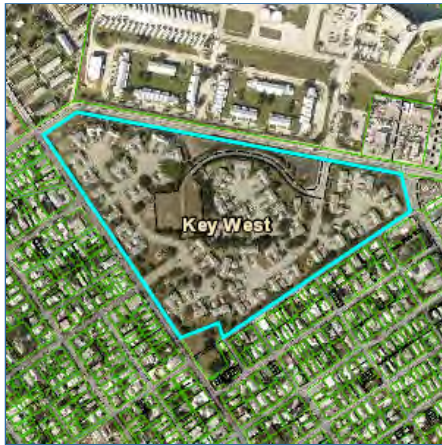








Map



TRIM Notice

[2021 TRIM Notice \(PDF\)](#)**2021 Notices Only**

No data available for the following modules: Yard Items, Exemptions.

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

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