

Historic Architectural Review Commission

Agenda Packet

July 27, 2010 – 3:00 p.m.

City Hall Conference Room

City Hall, 3140 Flagler Avenue



Item 5.b.2

Major Development Plan- Request to demolish non historic addition and exterior staircase and construction of new frame building, new exterior staircase, restoration of existing structures, new swimming pool and site improvements- **#802-804-806 and 808 Whitehead Street, #324 Petronia Street, #809-811 Terry Lane- Applicant: Michael B. Ingram- MBI-K2M Architecture (H10-01-101)-** #802-804 Whitehead- removal of single story addition and replace with 35'-0" by 30'-2" by 25'-7" high addition plus single story 30'-0" by 7'-7" addition on south elevation. Repairs of existing structure and painting. Existing sales pavilion to remain with addition of bathrooms on west end. Paint white. Existing cistern/bar to remain and reuse as walk in cooler, infill to be wood white lattice, Compressor equipment housed in louvered boxed area to eliminate visual clutter. #324 Petronia Street- Existing building to remain. Remove awning section on north elevation, replace with section to match side profile. Signage as shown, building to be painted. Remove stair at east side. Market place pavilion to remain, Petronia Street end to be enclosed. Remove deteriorated wood/ glass doors and leave open. Paint white. #808 Whitehead Street Repair and replace wood siding to match. Replace wood windows with Marvin wood true divided light units with smallest muntins. Replace one window with four panel wood door. Porch railings to be in filled with 2 by 2 balusters. Paint. This building will contain three units for living. New control pavilion painted white. Existing sales booth for HTA trolleys relocated from corner of Petronia Street to Whitehead Street. Site improvements including refuse area, fences, new swimming pool with water feature, parking area and landscape.

5 b 2 -Major Development Plan- Request to demolish non historic addition and exterior staircase and construction of new frame building, new exterior staircase, restoration of existing structures, new swimming pool and site improvements- **#802-804-806 and 808 Whitehead Street, #324 Petronia Street, #809-811 Terry Lane Applicant: Michael B. Ingram-MBI-K2M Architecture (H10-01-101)**

#802-804 Whitehead- removal of single story addition and replace with 35'-0" by 30'-2" by 25'-7" high addition plus single story 30'-0" by 7'-7" addition on south elevation. Repairs of existing structure and painting. Existing sales pavilion to remain with addition of bathrooms on west end. Paint white. Existing cistern/bar to remain and reuse as walk in cooler, infill to be wood white lattice, Compressor equipment housed in louvered boxed area to eliminate visual clutter. #324 Petronia Street-Existing building to remain. Remove awning section on north elevation, replace with section to match side profile. Signage as shown, building to be painted. Remove stair at east side. Market place pavilion to remain, Petronia Street end to be enclosed. Remove deteriorated wood/ glass doors and leave open. Paint white. #808 Whitehead Street Repair and replace wood siding to match. Replace wood windows with Marvin wood true divided light units with smallest muntins. Replace one window with four panel wood door. Porch railings to be in filled with 2 by 2 balusters. Paint. This building will contain three units for living. New control pavilion painted white. Existing sales booth for HTA trolleys relocated from corner of Petronia Street to Whitehead Street. Site improvements including refuse area, fences, new swimming pool with water feature, parking area and landscape.

This is a Major Development Plan application for the demolition of non historic structures, new construction, relocation of an existing ticket booth, a two story addition to the back of a historic structure, restoration of two contributing buildings and development of the site. Two of the existing structures within the site are listed as contributing buildings; #804 Whitehead Street is a frame vernacular structure built circa 1895 and #808 Whitehead Street is also a frame vernacular structure, built circa 1890.

The proposed plans include the demolition of a non historic addition attached to the back of the building on 804 Whitehead Street. Also the plans include the demolition of an existing band stand and the demolition of an exterior staircase on 324 Petronia Street. An existing trolley ticket booth will be relocated and three hat vending carts will be removed from the site. Plans include a new two story addition on the back of 804 Whitehead Street, a new exterior staircase to access both 324 Petronia and the new back addition of 804 Whitehead Street.

After a review of the Sanborn Maps and a visual inspection of the properties it is staff understanding that the band stand structure and the exterior staircase are not historic elements.

The structure located on 804 Whitehead Street is listed as a contributing resource and, according to the Florida Master Site File it was built circa 1895. The Sanborn maps of 1889, 1892 and 1899 presents a different footprint configuration of the building when comparing with copies of the Sanborn maps of 1912, 1926, 1948 and 1962. The latest Sanborn map, from 1962, shows a two story structure, rectangular in footprint, with a one story addition attached to the south west back portion of the building. This map also shows a two story wrap front porch facing Whitehead Street and extending to the south façade. A photo, taken around 1965, shows a similar building to what can be observed today. Interesting, this photo evidences an attached two story narrow structure on the north side of the building that no longer exists. The actual frame building is a two story with a two story wrap porch and a turret on the south east corner. The building has an addition attached to the back. It is clear that the actual building configuration differs from what the Sanborn maps illustrates prior to 1912.

Because this application includes proposed demolitions a first reading should take place in order to consider this request. Staff understands that the Code of Ordinances as well as the Historic Architectural Guidelines should be reviewed for this application. The Code, under Sec. 102-218, establishes the criteria for demolitions to be used by the Historic Architectural Review Commission when reviewing a Certificate of Appropriateness. According to the Code Sec. 102-218 establishes the following;

(a) The historic architectural review commission shall issue a certificate of appropriateness for an application for demolition:

(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the criteria of section 102-125(1) through (9).

(2) For a contributing historic or noncontributing building or structure, a complete construction plan for the site is approved by the historic architectural review commission.

(b) The historic architectural review commission shall not issue permits that would result in:

(1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished;

(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space; and

(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

(4) *Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3).*
(c) *Nothing in this section is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in chapter 14 of the Code of Ordinances.*

(Ord. No. 97-10, § 1(3-10.3(E)(2)(c)), 7-3-1997; Ord. No. 06-14, § 12, 8-1-2006)

The Code also establishes, under Sec. 102-1, Definitions, that a historic building or structure means;

any building or structure which, in whole or in any structural part, was built 50 or more years prior to the current date, and which is located in the historic zoning districts of the city or has been designated as a historic building and/or structure.

It is staff understanding that the band stand that is proposed to be demolished is a non historic structure. Also the exterior staircase proposed to be demolished is not historic. Although the house located in 804 Whitehead Street is listed as contributing and its construction date is established as circa 1895 in the Florida Master Site Files all the evidence proves that the existing footprint of the house is not the same as the footprint shown in the 1899 Sanborn map. From the Sanborn maps it is also clear that the back portion of the house, as it stands today and which is proposed to be demolished, is not historic. Staff understands that none of the proposed structures to be demolished will qualify as to be listed contributing resources on a near future and they do not have any outstanding or significant value to the historic district.

It is staff believe that the proposed demolitions comply with the criteria established in the Code of Ordinance section 102-218- Demolitions in the historic district. The elements that are proposed to be demolished are non historic and can be considered for demolition. The applicant has included on the submitted plans a new design for the site, new additions, new construction, new landscape and proposed repairs to existing structures within the site.

Staff recommends to this commission to **approve** the request for the demolition of non historic structures and elements, as presented on the plans. Staff recommends to the applicant to coordinate with the Landscape division for further evaluation of existing vegetation within the site. This project will require a second reading.

Application



**CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS**

APPLICATION # H10-01-101

OWNER'S NAME: BAHAMA VILLAGE MARKET LLC
OLD TOWN KW DEVELOPMENT LDD DATE: 6.25.2010

OWNER'S ADDRESS: 201 FRONT STREET K.W. PHONE #: N.A.

APPLICANT'S NAME: MICHAEL B INGRAM; MBI-K2M ARCHITECTURE PHONE #: 305.292.7722

APPLICANT'S ADDRESS: 1001 WHITEHEAD STREET

ADDRESS OF CONSTRUCTION: 804, 808 WHITEHEAD, 324 PETRONA, 809-811 TERRY LANE # OF UNITS 4

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK: SEE DETAILED DESCRIPTION ATTACHED

Chapter 837.06 F.S.-False Official Statements – Whoever knowingly makes a false statement in writing 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 as provided for in s. 775.082 or 775.083

This application for Certificate of Appropriateness must precede applications for building permits, right of way permits, variances, and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required Submittals will be considered incomplete and will not be reviewed for approval.

Date: 6/25/10

Applicant's Signature: Michael Ingram

Required Submittals

✓	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
✓	TREE REMOVAL PERMIT (if applicable)
✓	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
✓	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC SAMPLES

Staff Use Only

Date: _____

Staff Approval: _____

Fee Due:\$ _____

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved

Denied

Deferred

Reason for Deferral or Denial:

HARC Comments:

*Two properties are listed as contributing resources:
804 Whitehead Street, frame vernacular, built c. 1855 and
808 Whitehead Street, frame vernacular built c. 1850
Remolition Ordinance, Additions, alterations & new
construction guidelines pages 36-38.*

Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____

Signature: _____

Historic Architectural
Review Commission

6.25.10

NARC APPLICATION: BANAMA VILLAGE MARKET L.L.C.,
OLD TOWN KEY WEST DEVELOPMENT LTD.

BANAMA VILLAGE MARKET

802/804 WHITENEAD (RE 1401-001)

324 PETRONIA (RE 1401)

806 WHITENEAD (RE 1402)

809/811 TERRY LANE (RE 1405, 1406)

OLD TOWN KEY WEST DEVELOPMENT

808 WHITENEAD (RE 1407)

FROM 2004 HISTORIC RESOURCES SURVEY

804 WHITENEAD (No 01391) FRAME VERNACULAR C 1895

808 " (No 01390) " " C. 1890s

DESCRIPTION OF WORK BY ADDRESS OR BUILDING (A-F) AS
NOTED ON SITE PLAN A.1.1 DATED 10 JUNE 2010 BY MB-K2M ARCH

802/804 WHITENEAD

BUILDING A: REPAIR OF EXISTING STRUCTURE FROM PORCH

TO POINT ±55 TOWARDS WEST AT

INTERSECTION OF SINGLE STOREY BAR AREA.

REMOVE SINGLE STORY ADDITION & REPLACE WITH

35'-0" x 30'-0" x 25'-7" HIGH ADDITION PLUS

SINGLE STORY 30'-0" x 7'-7" ADD ON AT SOUTH

ELEVATION - MECHANICAL EQUIPMENT HIDDEN

WITHIN ROOF VOLUME. (V-CRIMP GALVALUME.)

ADDITIONS TO BE SIDED WITH CEMENTITIOUS PLANK

SPACED TO MATCH EXISTING FINISH

PAINTED WHITE - SHUTTERS ~~SW~~ # 6223 STILLWATER
 ADDITION OF H.C. RAMP ON SOUTH SIDE OF
 EXISTING PORCH, RAILINGS (POWDER COATED 1 3/4' DIA
 PIPE RAILINGS @ CIRCULAR PORCH ELEMENT - WHITE)

COURTYARD ELEVATION (WEST) TO HAVE ROOF OVER
 OUTDOOR STAGE AREA WITH FLUSH DOORS. DOORS TO
 BE PAINTED WITH MURAL BY R. WORTH - TO BE
 SUBMITTED - & NOT SEEN FROM STREETS.

BUILDING B : EXISTING SALES PAVILION TO REMAIN WITH
 ADDITION OF H.C. BATHS ON WEST END.
 HARDI-PLANK TO BE SPACED TO MATCH
 EXISTING - PAINTED WHITE SEMI-GLOSS

BUILDING C : EXISTING CISTERN/BAR TO REMAIN & HOUSE
 WALK-IN COOLER. INFILL TO BE WOOD LATTICE
 (WHITE) OVER BLACK PTD. MDO. - COMPRESSOR
 EQUIPMENT HOUSED IN LOUVERED BOXED
 AREA TO ELIMINATE VISUAL CLUTTER.

324 PETRONIA STREET

BUILDING D : EXISTING BUILDING TO REMAIN - REMOVE
 PEAKED AWNING SECTION ON NORTH ELEVATION
 REPLACE WITH SECTION TO MATCH SIDE
 PROFILE: MATERIAL TO BE 'SUNBRELLA'
 COLOR # TBP

SIGNAGE AS SHOWN.

BUILDING TO BE PAINTED ~~SW~~ # 6936 TRIM 6758
 REMOVE CURB & EAST CURB

BUILDING E : "MARKET PLACE" PAVILION TO REMAIN
 PETRONIA STREET END TO BE ENCLOSED
 AS SHOWN - PAINTED WHITE, REMOVE
 DETERIORATED WD/GLASS DOORS & LEAVE
 OPEN.

808 WHITENEAD STREET

BUILDING F : REPAIR & REPLACE WOOD SIDING TO MATCH,
 LAP SIDING ON ORIGINAL STRUCTURE - NOVELTY
 SIDING AT EXISTING ADDITION, REPLACE
 WINDOWS WITH MARVIN WD TRUE DIVIDED
 LIGHT UNITS WITH SMALLEST MUNTIN, REPLACE
 ONE WINDOW OR DBL. W/ 4 PANEL WOOD DOOR,
 PORCH RAILINGS TO BE INFILLED WITH 2X2
 WOOD BALUSTERS - WHITE
 COLUMNS / RAILINGS / SIDING / TRIM - WHITE
 CONCRETE PORCH & 1/2 COLUMNS GREY - DOORS #6223

THIS HOUSE WILL CONTAIN 3 UNITS FOR LIVING

BUILDING G : NEW CONTROL PAVILION 11'-0" TO ROOF PEAK
 AS SHOWN - PAINTED WHITE

BUILDING H : EXISTING SALES BOOTH FOR (HTA) TROLLEYS
 RELOCATED FROM CORNER OF PETRONIA &
 WHITENEAD STREET.

TERRY LANE : RELOCATE REFUSE AREA AS SHOWN
ENCLOSE POOL EQUIPMENT, GAS & REFUSE
CONTAINER WITHIN 6'-0" HIGH PICKET
FENCE, PAINTED WHITE 10'-0" FROM
PROPERTY LINE, PROVIDE 6'-0" WHITE
PICKET FENCE @ PARKING.

REDEVELOPED PARKING AREA 809/811 TERRY LANE .
RETAIN EXISTING FENCING @ PROPERTY LINE
- PROVIDE EXTENSIVE LANDSCAPED BUFFER
- REMOVE CONC. BLK WALL AT REAR OF
808 WHITEHEAD - INSTALL POOL WITH
WATER FEATURE

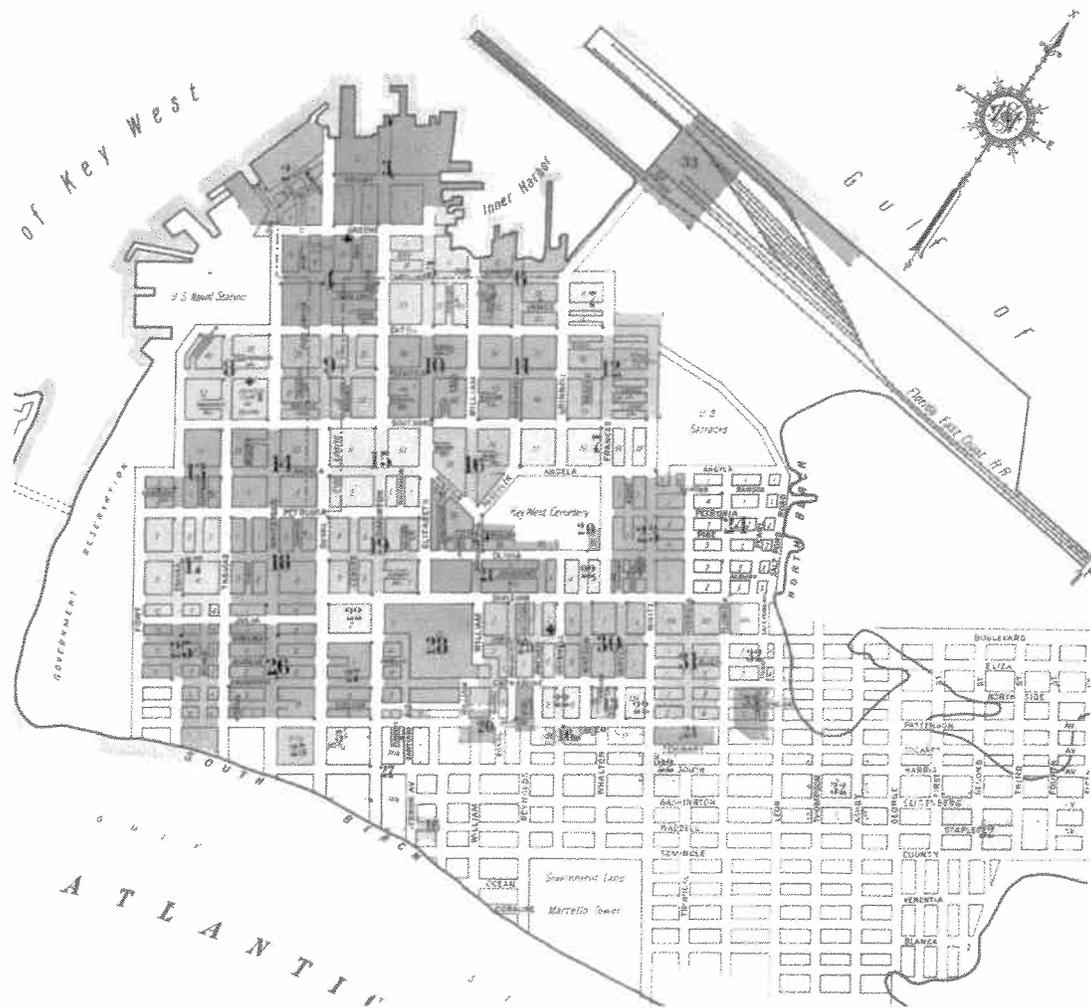
WHITEHEAD/PEYRONIA STREET FENCING : PROVIDE METAL
FENCING - BLACK
REPAINT LIGHT POLES BACK THRUOUT INCLUDING
EXISTING MATCHING WALL FIXTURES

Sanborn Map

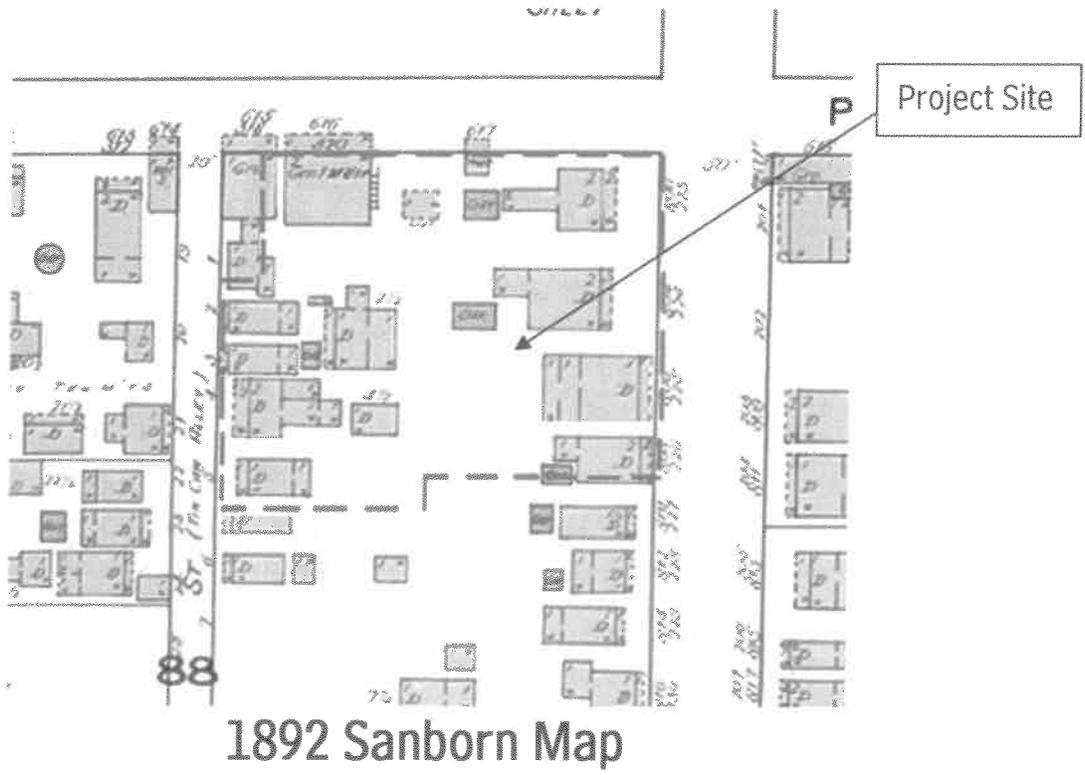
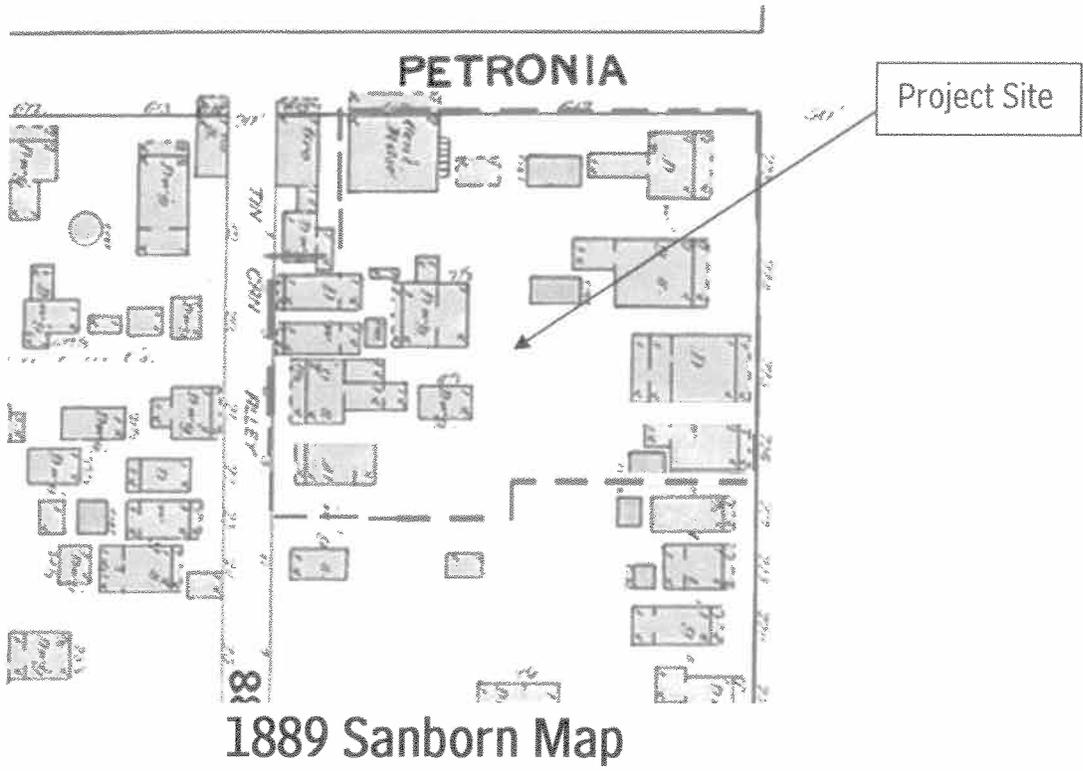
A Historical View of
802-808 Whitehead Street
and
312-324 Petronia Street
Key West, Florida 33040

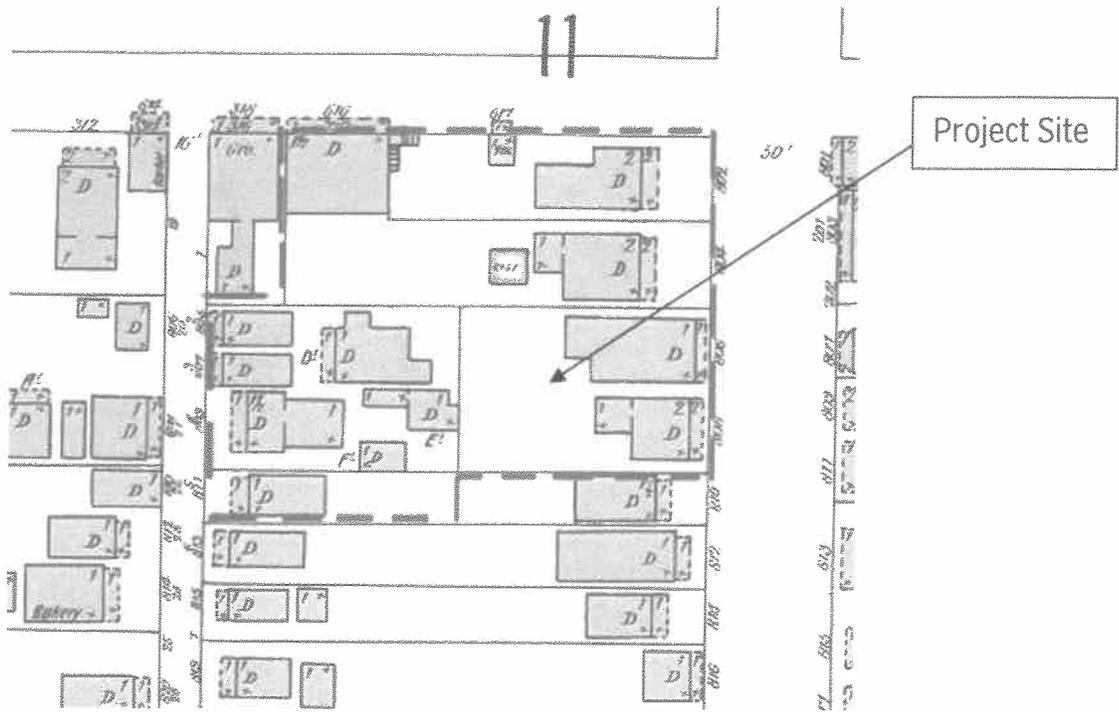


mbi | k2m Architecture, Inc.
1001 Whitehead Street
Key West, Florida 33040

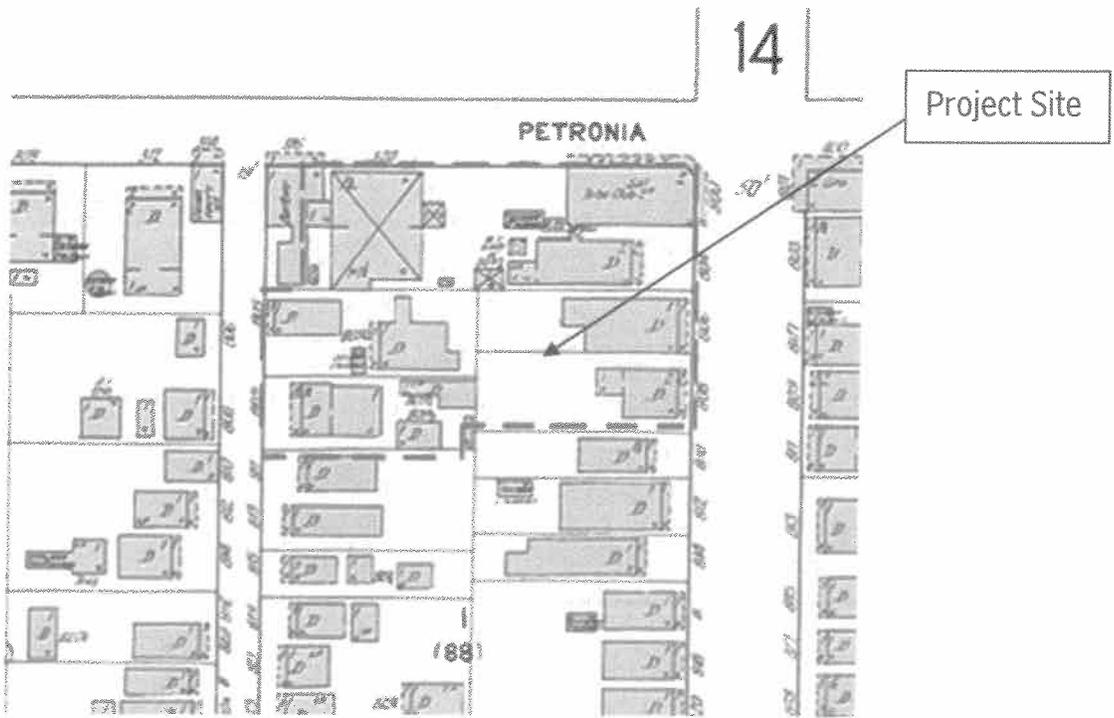


1912 Sanborn Map



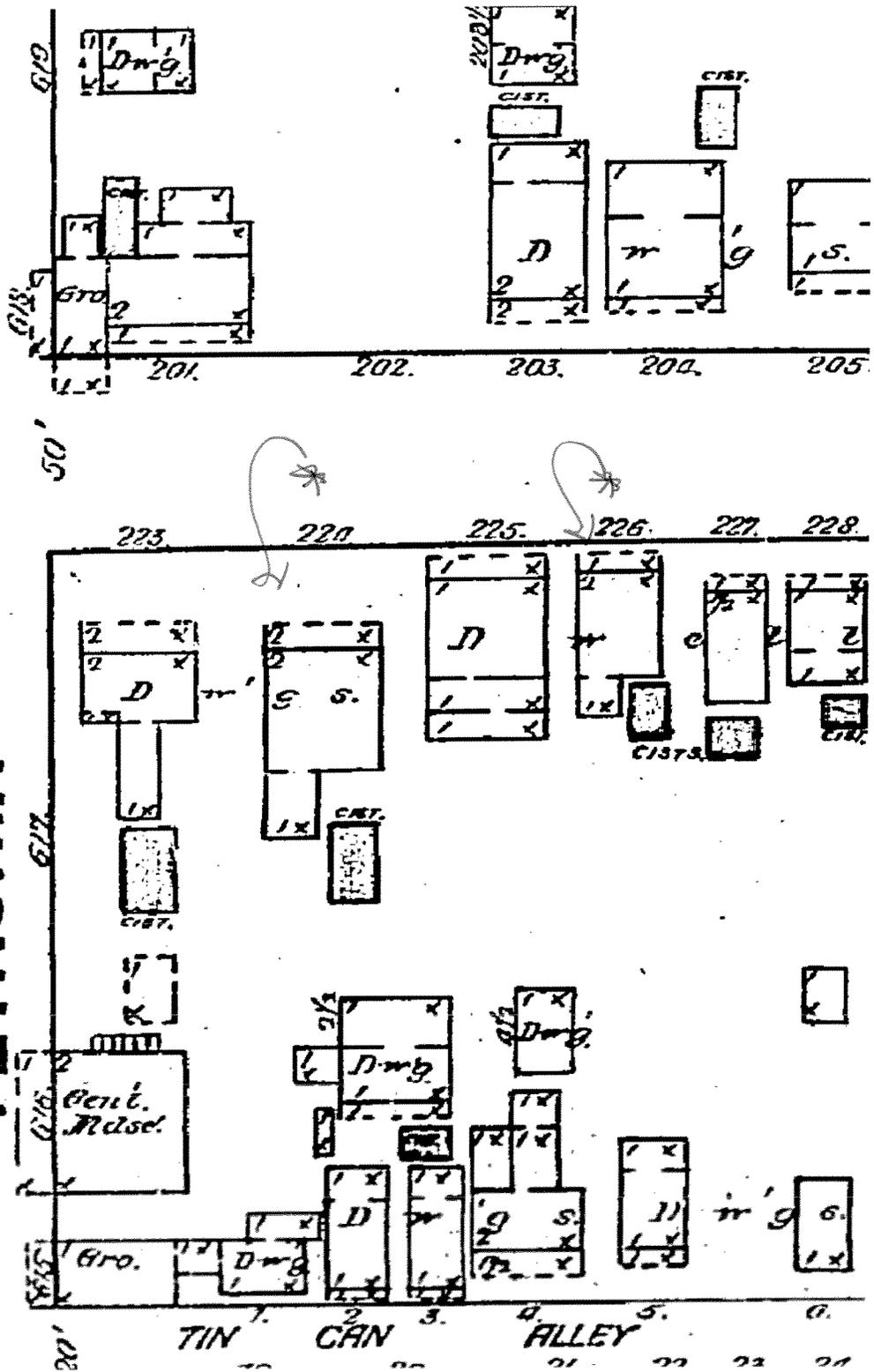


1899 Sanborn Map



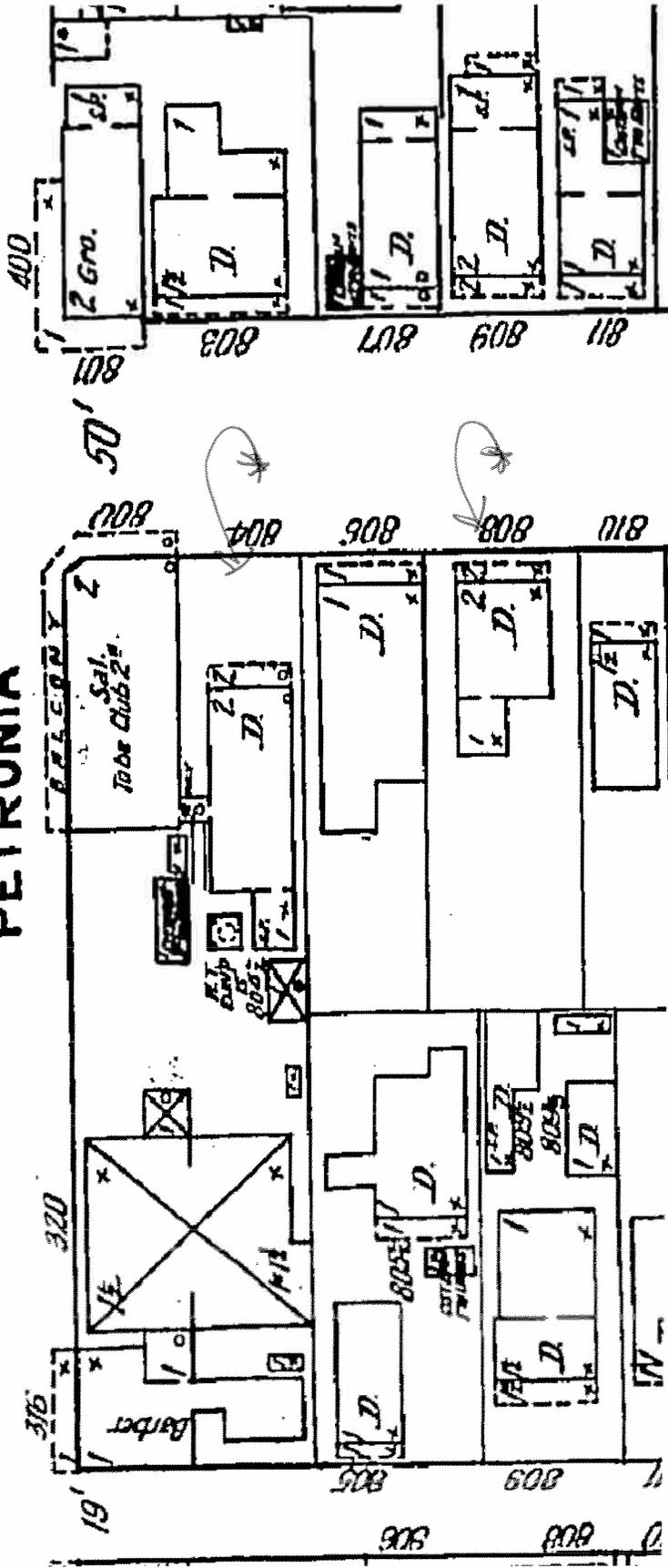
1912 Sanborn Map

PETRONIA



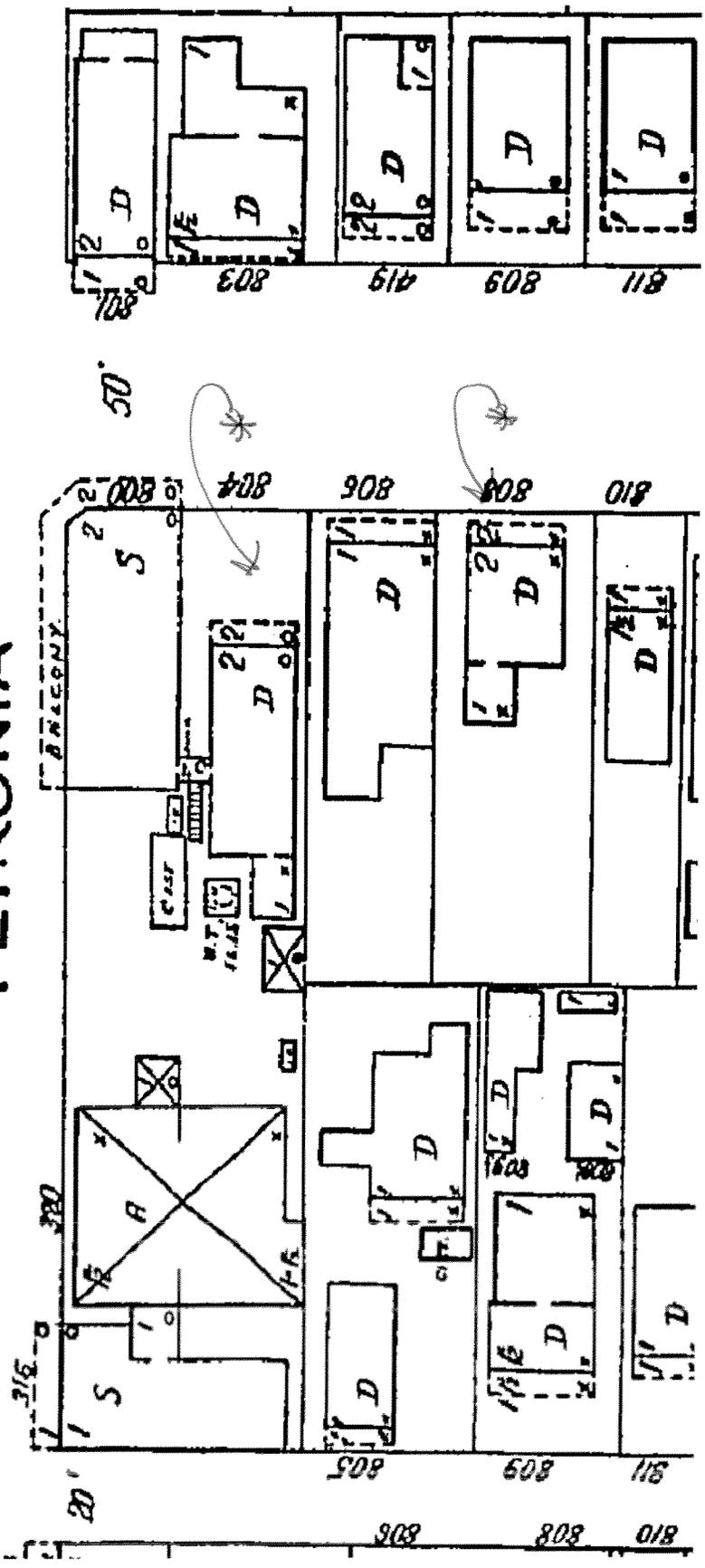
#804 808 Whitehead Street Sanborn Map 1889 Copy

PETRONIA

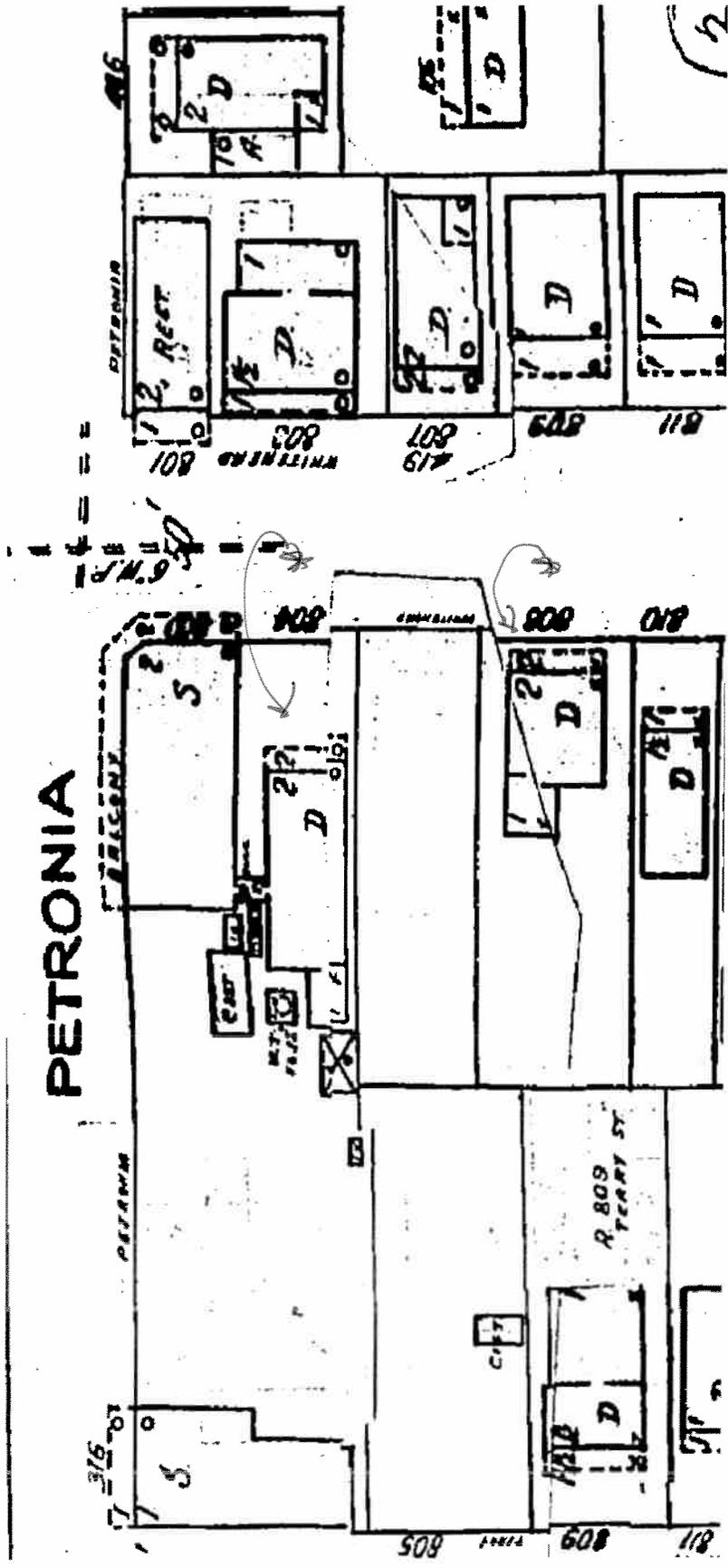


#804 808 Whitehead Street Sanborn Map 1912 Copy

PETRONIA

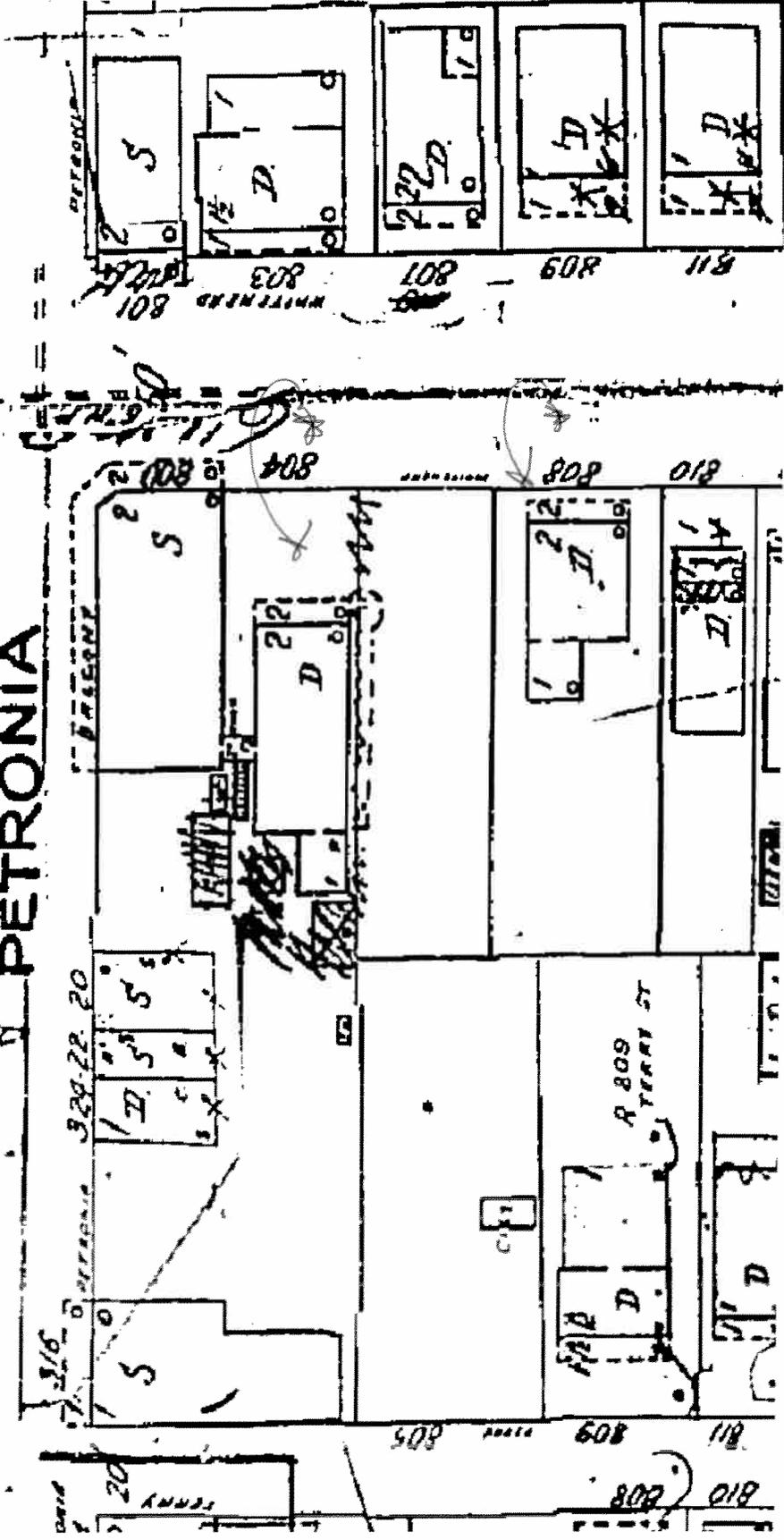


#804 808 Whitehead Street Sanborn Map 1926 Copy



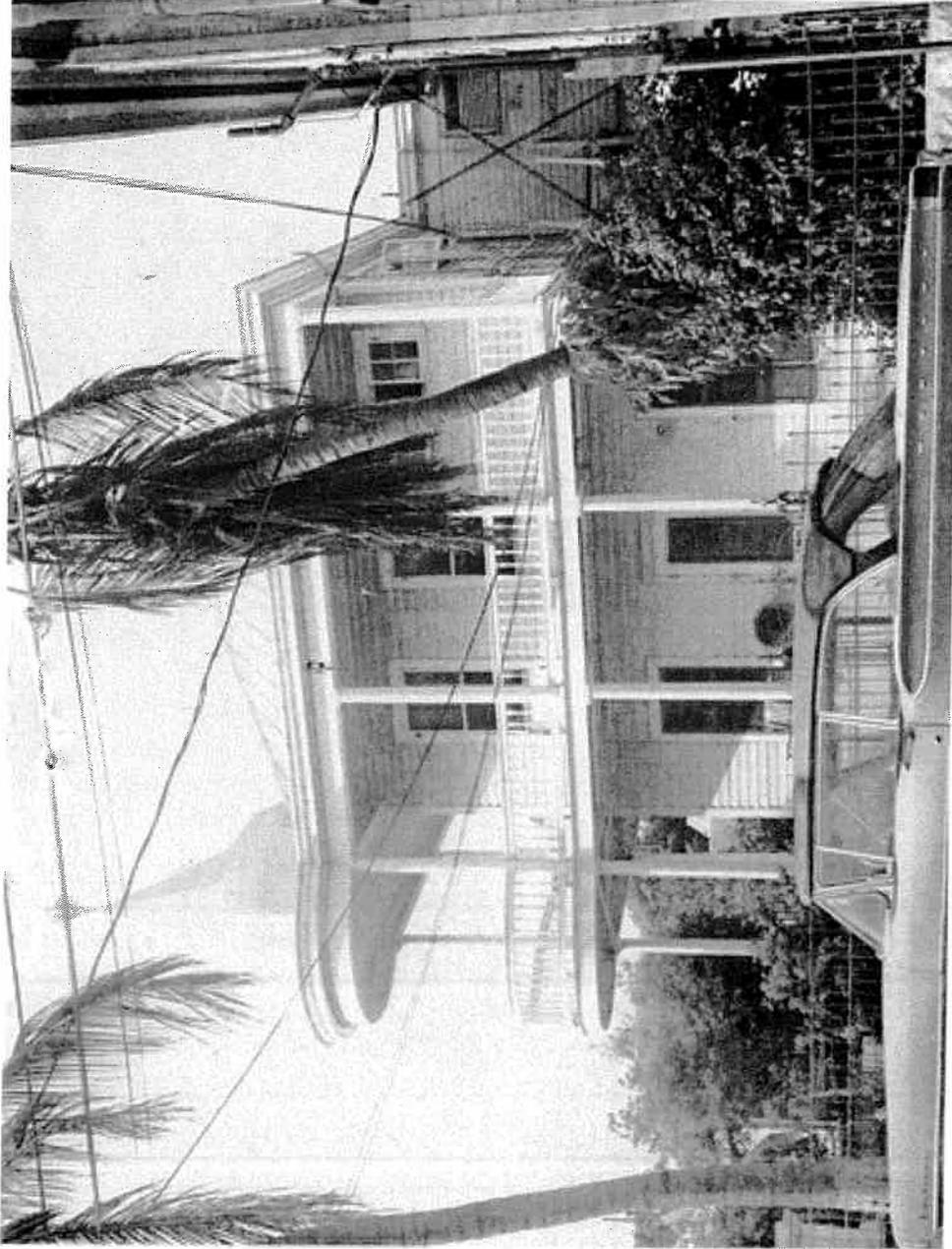
#804 808 Whitehead Street Sanborn map 1948 Copy

N PETRONIA

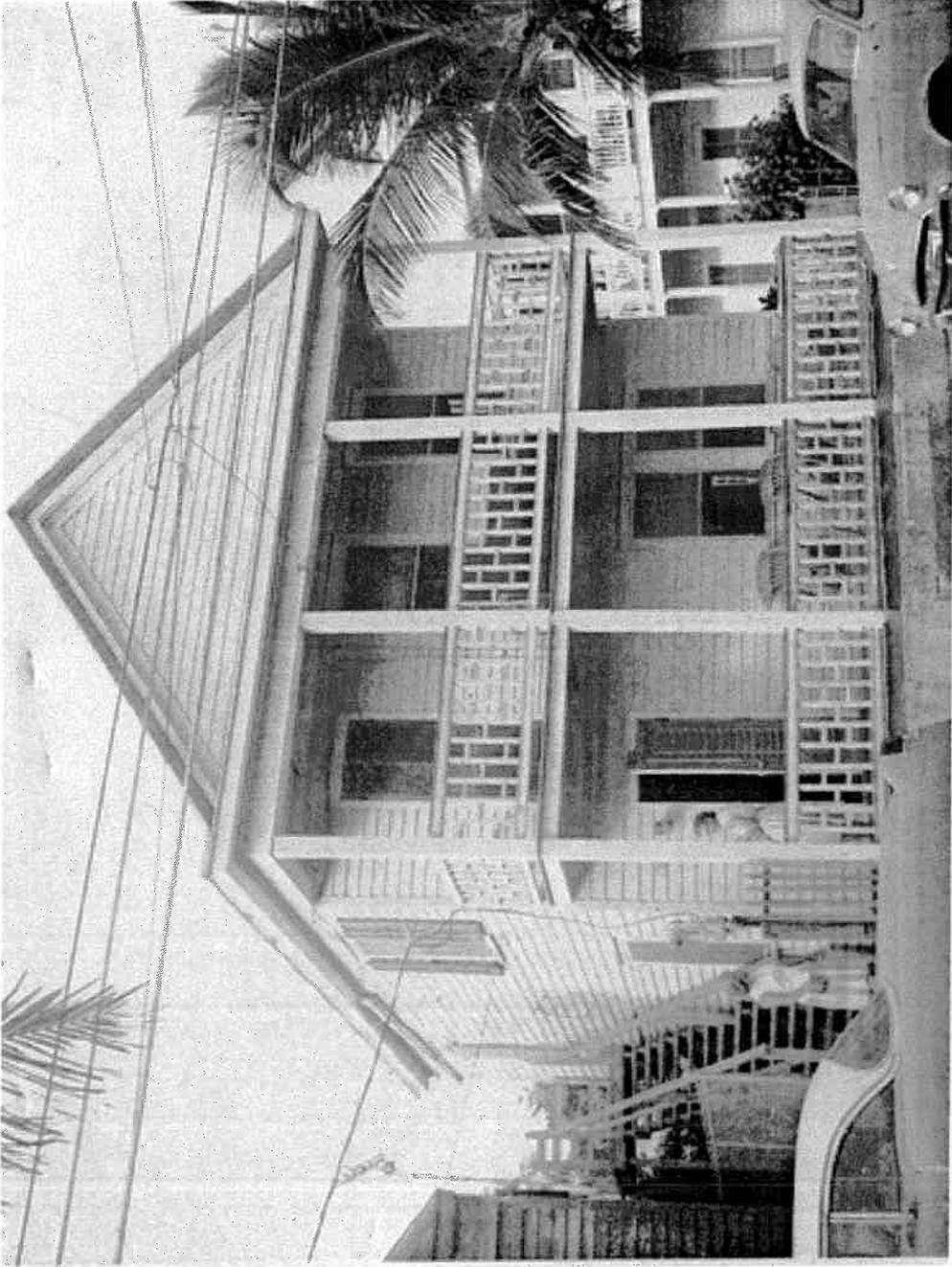


804 808 Whitehead Street Sanborn map 1962 Copy

Project Photos



804 Whitehead Street Monroe County Library photo circa 1965



808 Whitehead Street- Monroe County Library photo circa 1965

The Area Around
802-808 Whitehead Street
and
312-324 Petronia Street
Key West, Florida 33040
As It Appears Today



Project Site



808 Whitehead Street (project area)



804 Whitehead Street (project area)



Corner of Whitehead and Petronia Streets (project area)



Trolley parking zone in front of 804 Whitehead Street



Looking Southwest on Petronia (project area)



324 Petronia Street (project area)



318 Petronia Street (project area)



316 Petronia Street (adjacent property)



310-314 Petronia Street (neighboring property)



309 Petronia Street (neighboring property)



315 Petronia Street (neighboring property)



323 Petronia Street (neighboring property)



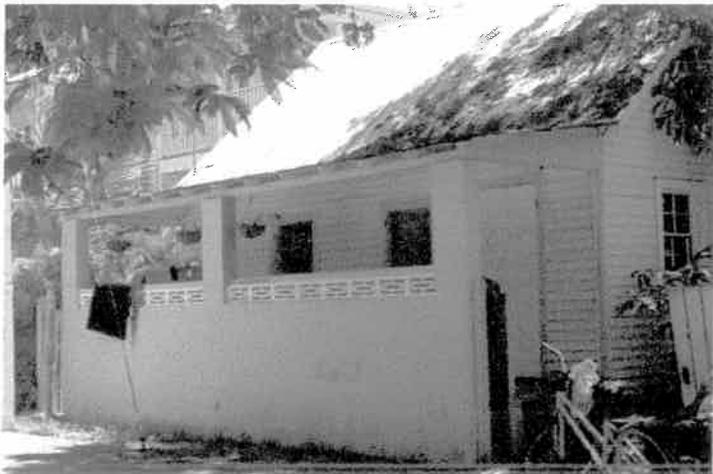
Looking Southeast on Terry Lane from Petronia Street



Parking lot off Terry Lane (project area)



817 Terry Lane (adjacent property)



808 Terry Lane (neighboring property)



810 Terry Lane (neighboring property)



812 Terry Lane (neighboring property)



816 Terry Lane (neighboring property)



826 Terry Lane (neighboring property)



Looking Southeast on Whitehead Street at Petronia Street



810 Whitehead Street (adjacent property)



812 Whitehead Street (neighboring property)



811-813 Whitehead Street (neighboring property)



809 Whitehead Street (neighboring property)



807 Whitehead Street (neighboring property)



803 Whitehead Street (neighboring property)



801 Whitehead Street at Petronia Street (neighboring property)



Looking Northwest on Whitehead Street at Petronia Street



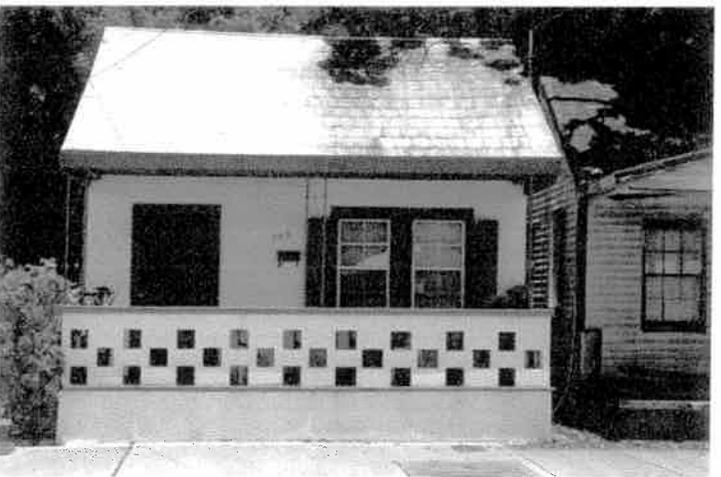
733 Whitehead Street (neighboring property)



729 Whitehead Street (neighboring property)



725 Whitehead Street (neighboring property)



723 Whitehead Street (neighboring property)



Housing Authority on Whitehead Street (neighboring property)



COVERS 6.25.10

BAHAMA VILLAGE MARKET REDEVELOPMENT
PETRONIA AND WHITEHEAD STREET
KEY WEST, FLORIDA 33040
ISLAND INNOVATIONS of KEY WEST
711 Duval Street, Key West, Florida 33040

DOORS
& WINDOW FRAMES
PETRONIA ST.

BUILDINGS &
MASONRY WALLS
PETRONIA STREET

DOORS / SHUTTERS
804 WHITEHEAD
DOORS / SHUTTER
806 WHITEHEAD

Noticing

Public Notice

The Key West Historic Architectural Review Commission will hold a public hearing at 3:00 p.m., July 27 2010, at City Hall Conference room, Habana Plaza 3140 Flagler Avenue, Key West, Florida. The purpose of the hearing will be to consider a request for a

MAJOR DEVELOPMENT PLAN- DEMOLISH NON HISTORIC ADDITION AND EXTERIOR STAIRCASE AND CONSTRUCTION OF NEW FRAME BUILDING ADDITION, NEW EXTERIOR STAIRCASE, RESTORATION OF EXISTING STRUCTURES, NEW SWIMMING POOL

AND SITE IMPROVEMENTS-APPLICATION NO. H10-01-101

#802-804-806 and 808 Whitehead Street, #324 Petronia Street, #809-811 Terry Lane

Applicant: Michael B. Ingram/ MBI-K2M, Architecture

If you wish to see the application or have any questions, you may visit the Planning Department, Historic Preservation Division, during regular office hours at 3140 Flagler Avenue, call 809-3973 or visit our website at www.keywestcity.com .

Site Plans

ISLAND INNOVATIONS

REDEVELOPMENT

Drawing Index

SURVEY

Existing Site Survey

ARCHITECTURAL

A0.1.1 - Cover

AD1.1.1 - Demolition Site Plan and Elevations

A1.1.1 - Proposed Site Plan

A2.1.1 - Building A First Floor Plan

A2.1.2 - Building A Second Floor Plan

A2.2.1 - Buildings B, C, D, and G First Floor Plans

A2.3.1 - Buildings E and F Floor Plans

A3.0.1 - Overall Site Elevations

A3.1.1 - Building A Exterior Elevations

A3.1.2 - Building A Exterior Elevations

A3.2.1 - Building B Exterior Elevations

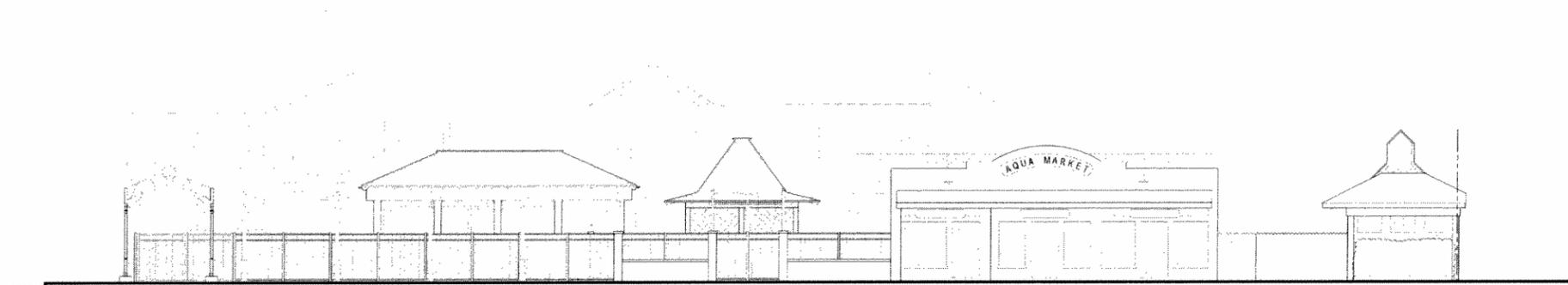
A3.3.1 - Building C Exterior Elevations

A3.4.1 - Building D Exterior Elevations

A3.5.1 - Building E Exterior Elevations

A3.6.1 - Building F Exterior Elevations

A3.7.1 - Building G Exterior Elevations



CORNER of PETRONIA AND WHITEHEAD STREETS

HARC SUBMISSION

JUNE 25, 2010

Historic Tours of America

CIVIL ENGINEER
201 Front Street, Suite 207
Key West, FL 33040
tel: 305.293.3263
fax: 305.293.4899
Mr. Richard J. Milelli

Elizabeth Newland
Landscape Architecture, LLC

LANDSCAPE ARCHITECT
73 North Conch Avenue
Marathon, FL 33050
tel: 305.481.6301
Ms. Elizabeth Newland

mbi | k2m
ARCHITECTURE, INC.

1001 Whitehead Street
Key West, Florida 33040
Tel: 305.292.7722
Fax: 305.292.2162
Email: info@mbi-k2m.com
URL: www.mbi-k2m.com
Mr. Michael B. Ingram

SUBMISSIONS

2010.06.25 HARC Submission

BAHAMA VILLAGE MARKET
REDEVELOPMENT

Project No. MK-10043 Phase: Design Development

COVER SHEET

A0.1.1

DATE: June 25, 2010

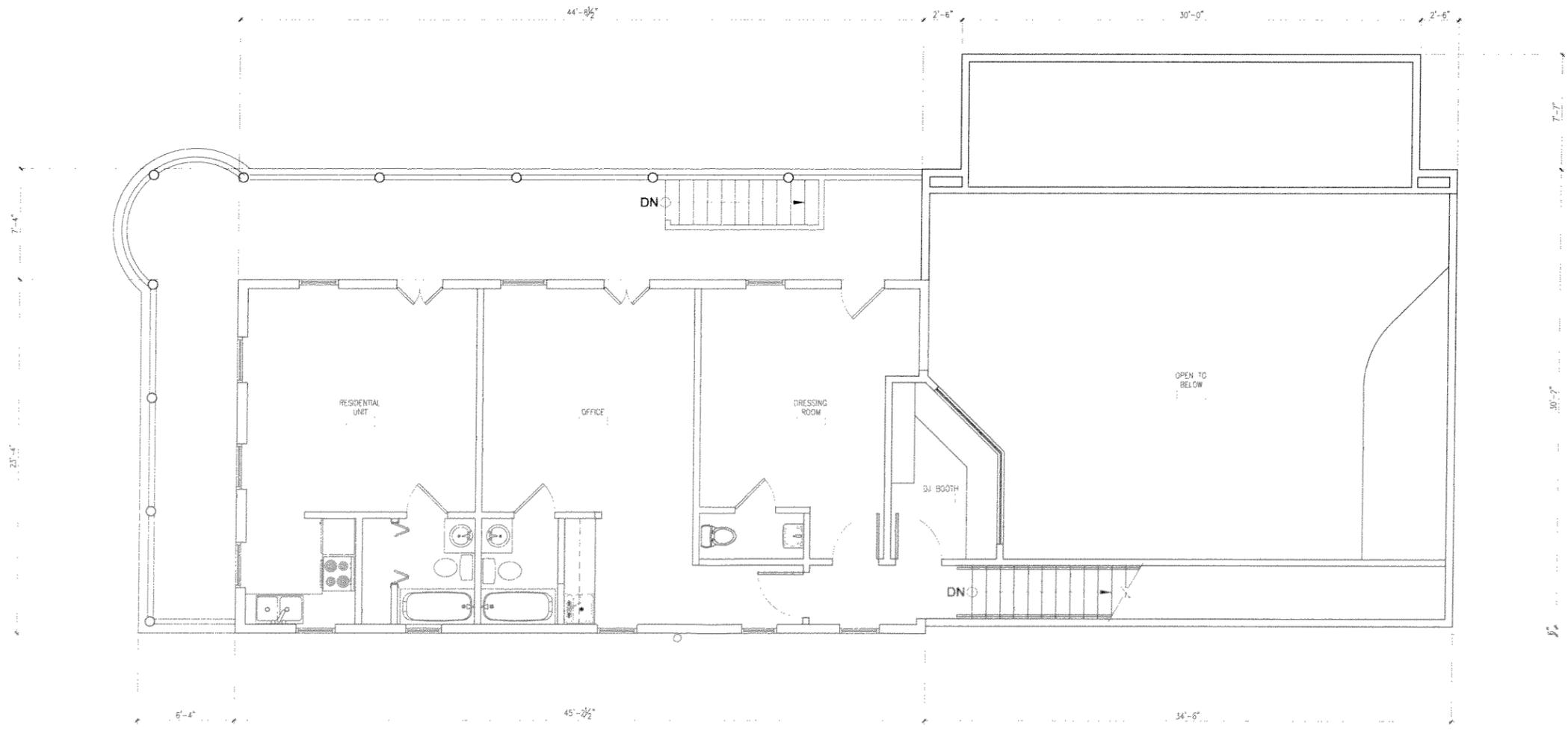
Seal:

Consultants:

LANDSCAPE ARCHITECT:
Elizabeth Newland
Landscape Architecture, LLC
CIVIL ENGINEER:
Historic Tours of America

Revisions:

01/25/2010 HMK/BJS/MSM



ISLAND INNOVATIONS REDEVELOPMENT
CORNER OF PERTONIA AND WHITEHEAD STREETS
KEY WEST, FLORIDA 33040
ISLAND INNOVATIONS of KEY WEST
711 Duval Street, Key West, Florida 33040

PLOTTED: 6/28/2010 10:58 AM

Drawing Size	Project #
24x36	10043
Drawn By:	Checked By:
ADG	MBI

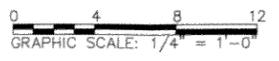
Title:
**BUILDING A
SECOND
FLOOR
PLAN**

Sheet Number:

A2.1.2

Date: June 25, 2010
©2010 by mbi | k2m Architecture, Inc

01 BUILDING A - SECOND FLOOR PLAN
A2.1.2 SCALE: 1/4"=1'-0"



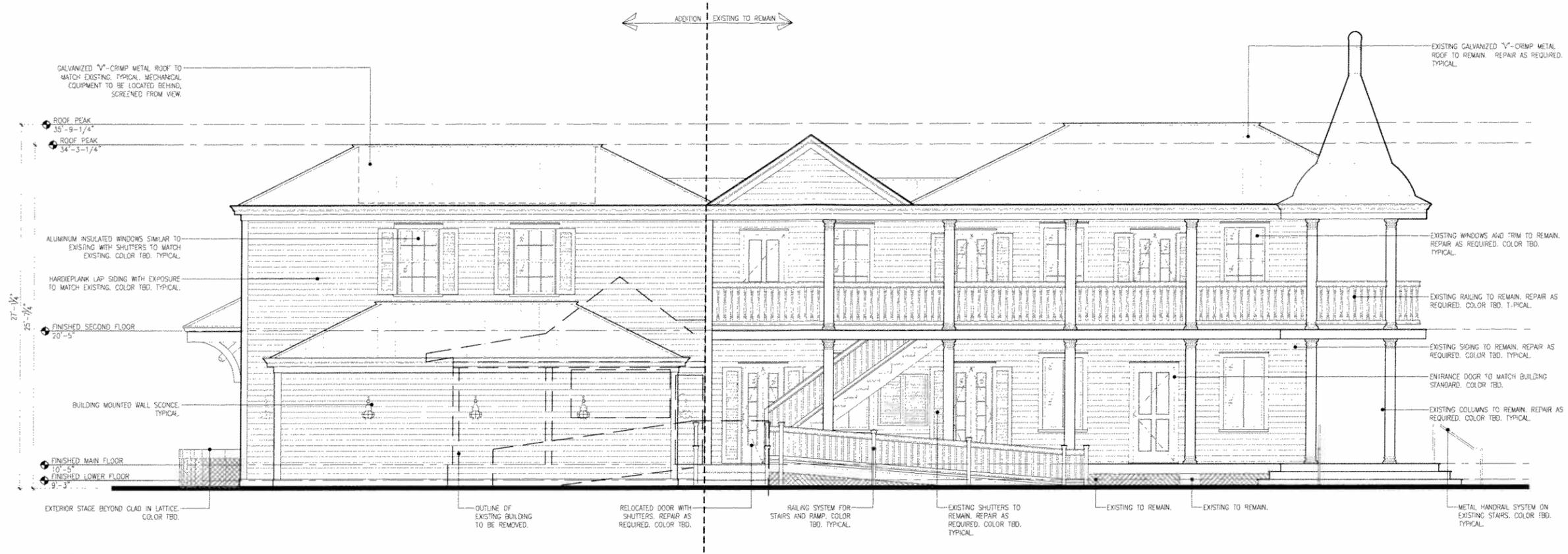
Seal:

Consultants:

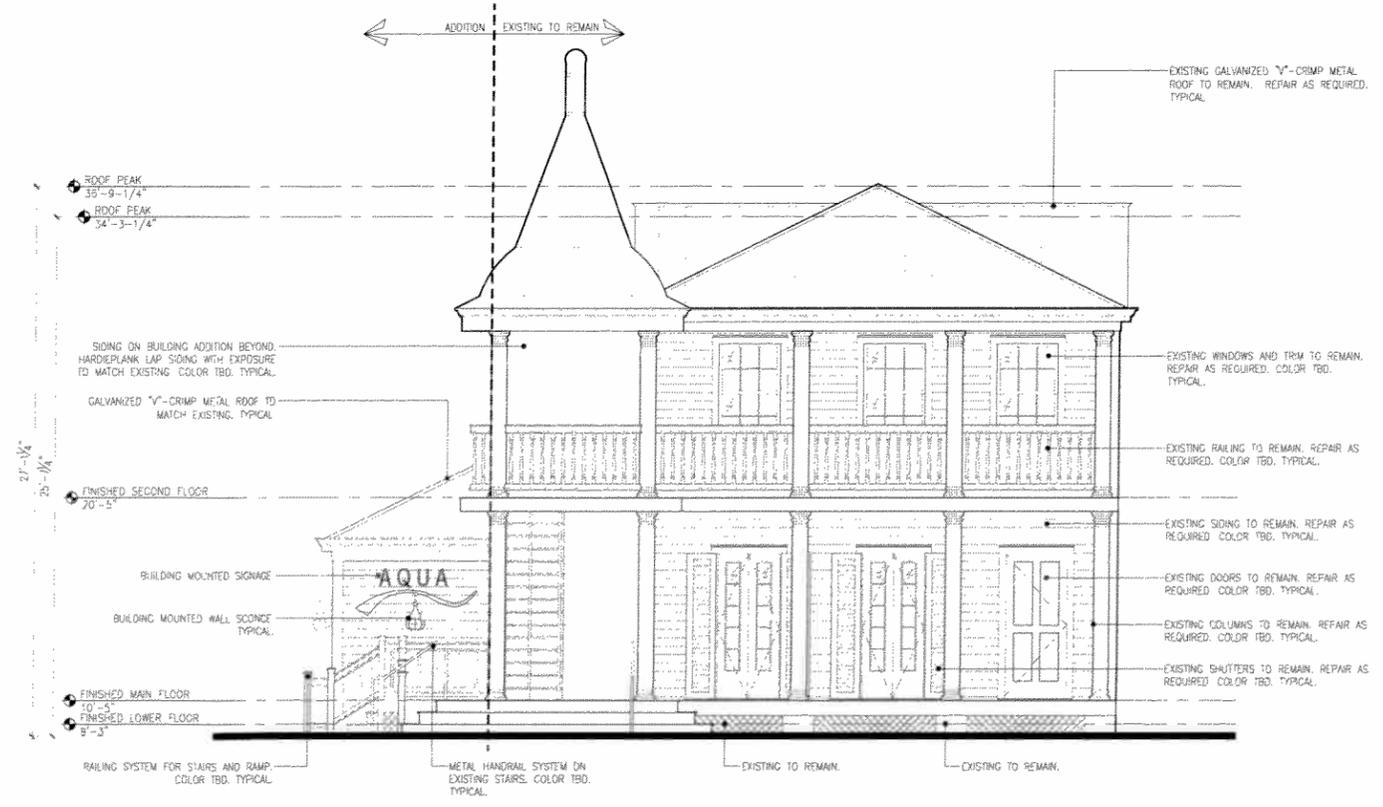
LANDSCAPE ARCHITECT:
Elizabeth Newland
Landscape Architecture, LLC
CIVIL ENGINEER:
Historic Tours of America

Revisions:

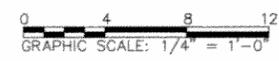
2010.06.25 MARK SUBMISSION



02 BUILDING A - SOUTH ELEVATION
A3.1.1 SCALE: 1/4"=1'-0"



01 BUILDING A - EAST ELEVATION (WHITEHEAD STREET)
A3.1.1 SCALE: 1/4"=1'-0"



ISLAND INNOVATIONS REDEVELOPMENT
CORNER OF PERTRONIA AND WHITEHEAD STREETS
KEY WEST, FLORIDA 33040
ISLAND INNOVATIONS of KEY WEST
711 Duval Street, Key West, Florida 33040

PLOTTED: 6/28/2010 12:18 PM
Drawing Size: 24x36 Project #: 10043
Drawn By: AOS Checked By: MBI

Title:
**BUILDING A
EXTERIOR
ELEVATIONS**

Sheet Number:
A3.1.1

Date: June 25, 2010
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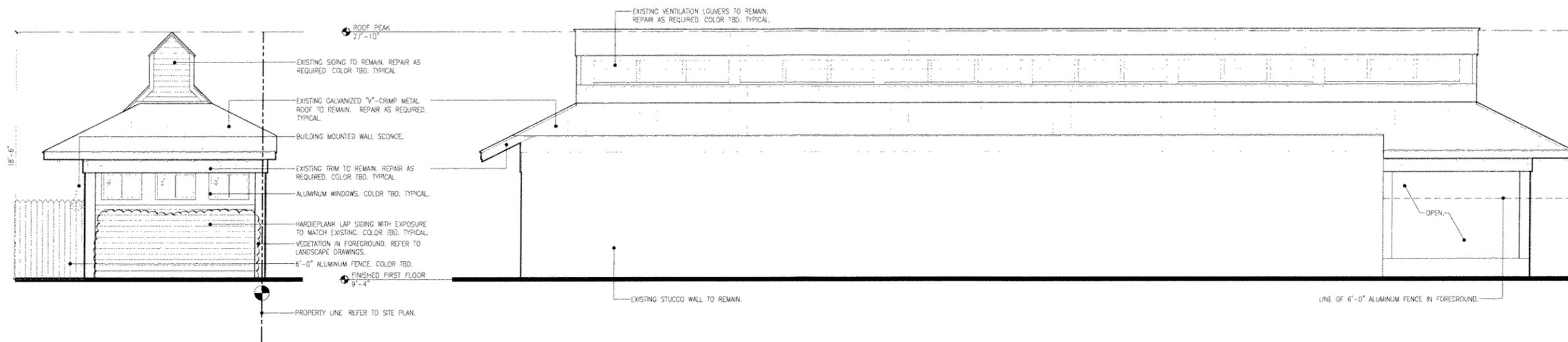
Seal:

Consultants:

LANDSCAPE ARCHITECT:
Elizabeth Newland
Landscape Architecture, LLC
CIVIL ENGINEER:
Historic Tours of America

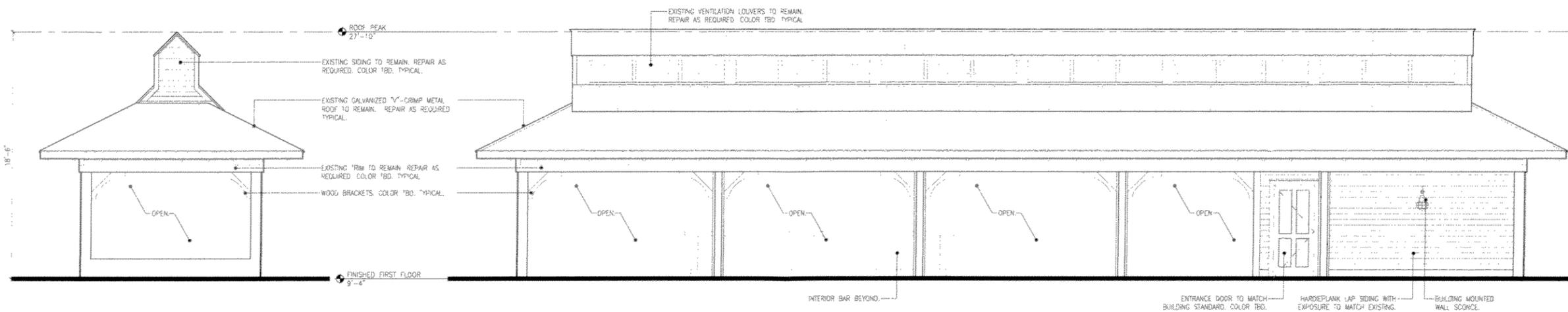
Revisions:

2010.06.25 HVAC Supplement



04 BUILDING E - NORTH ELEVATION
A3.5.1 SCALE: 1/4"=1'-0"

02 BUILDING E - WEST ELEVATION
A3.5.1 SCALE: 1/4"=1'-0"



03 BUILDING E - SOUTH ELEVATION (PETRONIA STREET)
A3.5.1 SCALE: 1/4"=1'-0"



01 BUILDING E - EAST ELEVATION (COURTYARD)
A3.5.1 SCALE: 1/4"=1'-0"

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Title:
BUILDING E
EXTERIOR
ELEVATIONS

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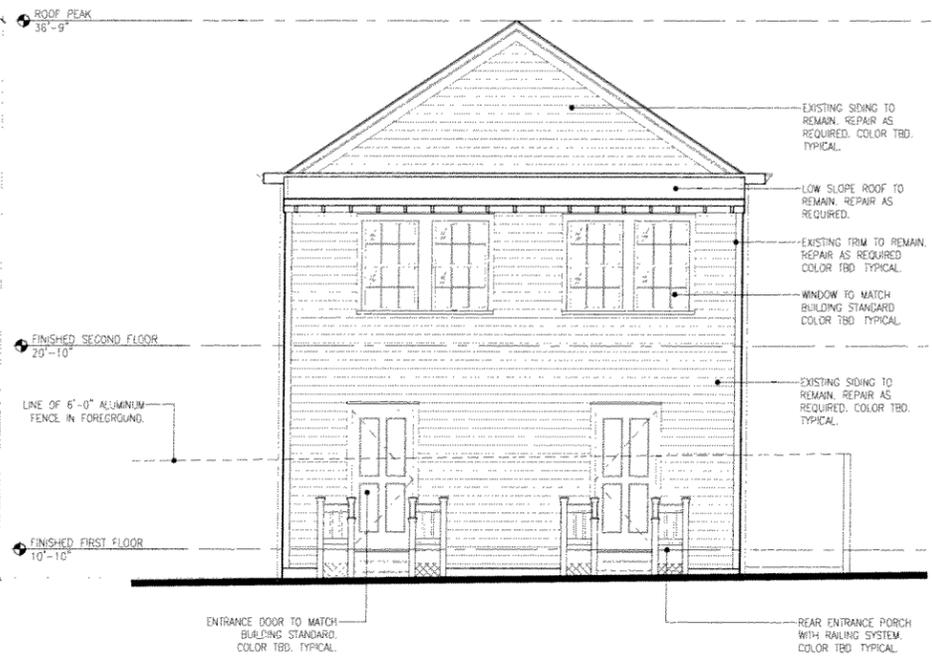
LANDSCAPE ARCHITECT:
Elizabeth Newland
Landscape Architecture, LLC
CIVIL ENGINEER:
Historic Tours of America

Revisions:

2010.06.25 mbi-k2m



04
A3.6.1 **BUILDING F - SOUTH ELEVATION**
SCALE: 1/4"=1'-0"



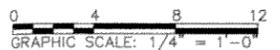
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A3.6.1 **BUILDING F - WEST ELEVATION**
SCALE: 1/4"=1'-0"



03
A3.6.1 **BUILDING F - NORTH ELEVATION**
SCALE: 1/4"=1'-0"



01
A3.6.1 **BUILDING F - EAST ELEVATION (WHITEHEAD STREET)**
SCALE: 1/4"=1'-0"



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Drawing Size: 24x36 Project #: 10043
Drawn By: ADS Checked By: MB

Title:
**BUILDING F
EXTERIOR
ELEVATIONS**

Sheet Number:
A3.6.1

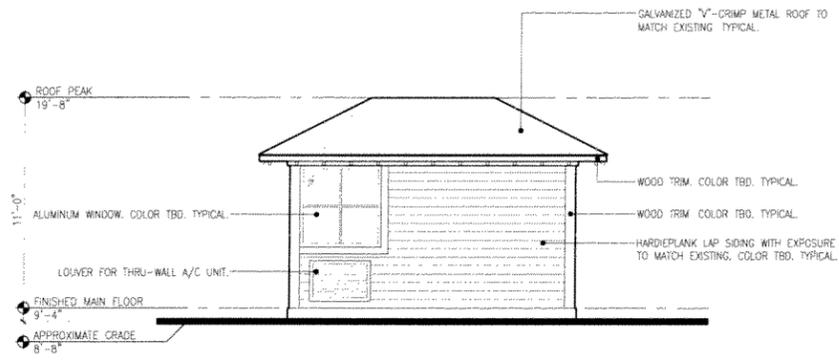
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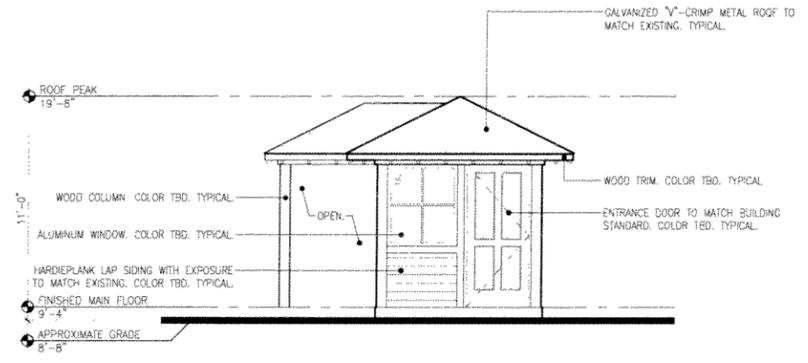
Consultants:
LANDSCAPE ARCHITECT:
Elizabeth Newland
Landscape Architecture, LLC
CIVIL ENGINEER
Historic Tours of America

Revisions:

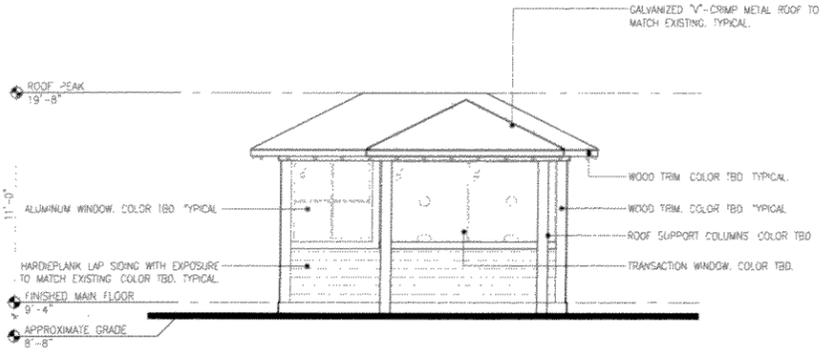
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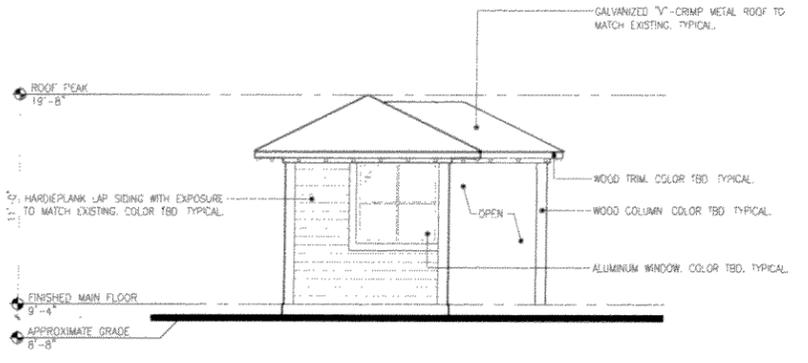
04 BUILDING G - SOUTH ELEVATION
A3.7.1 SCALE: 1/4"=1'-0"



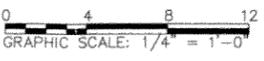
02 BUILDING G - WEST ELEVATION
A3.7.1 SCALE: 1/4"=1'-0"



03 BUILDING G - NORTH ELEVATION
A3.7.1 SCALE: 1/4"=1'-0"



01 BUILDING G - EAST ELEVATION (WHITEHEAD STREET)
A3.7.1 SCALE: 1/4"=1'-0"



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