



THE CITY OF KEY WEST

Director of Building

P.O. Box 1409, Key West, FL 33040

January 24, 2016

Summary Review of the 2013 Atkins Report

Issued July 17, 2013, the Atkins Engineers, Inc. (Atkins) Report on Peary Court, City of Key West, consists of 11 written pages and four (4) exhibits. Exhibit I contains the Navy construction drawings, Exhibit II is a schematic site plan and Exhibit III consists of exterior photos of the property. Exhibit IV includes approximately 642 photographs of individual units inspected. The report represents observations made inside and outside of 27 units. Atkins stated these 27 units were representative of all 157 units when compared to the original construction plans designed by McCall and Associates, Inc. dated September, 1992. The buildings were constructed between 1992 to 1994 in accordance with the 1991 Standard Building Code and ANSI 58.1.

The units were constructed for the Naval Air Station at Trumbo Point Annex and consist of 13 four-plex, 33 tri-plex and three (3) duplex multi-family buildings. Each unit includes a detached carport with a small storage room. The multi-family buildings are set upon 16 inch diameter steel-reinforced concrete pilings poured three (3) feet into the underlying limestone bedrock. The pilings support 12 inch by 20 inch grade-beams poured integral with 4-inch steel-reinforced concrete slabs tied into all load-bearing walls. Two story units of light-frame type V-B construction sit upon these foundations and are protected under hipped-roof standing seam metal roofing. The units are separated by one (1) hour fire-rated partitions extending from the slab to the underside of the plywood roof decking. The units are constructed with diagonal bracing for rigidity. The interiors are finished in 5/8ths inch thick Type X Fire Code drywall throughout.

Most units are the same two-story townhouse layout with the first floor consisting of a kitchen, living/family rooms and a half bath. The second floor consists of two bedrooms, full bath and a small laundry room. Units are all-electric with central air conditioning.

The Perry Court property contains an extensive storm-water retention system consisting of concrete lined viaducts, catch-basins and storm-retention ponds with gravity wells. The sanitary sewer system discharges to the Fleming Key wastewater treatment plant. The buildings are served with underground utilities. The buildings are well spaced throughout the property and provide ample setback distances apart. The property has additional parking and limited playground areas.