

Legal Description: (Bright)
(Prepared by Undersigned)

A parcel of Submerged land lying and being in Section 31, Township 68 South Range 25 East, Island of Key West, Monroe County, Florida, and a part of Key West Bight and being more particularly described as follows: Commencing at the intersection of the Northwesterly Right-of-Way Line of Caroline Street and the Southwesterly Right-of-Way Line of William Street; thence N.33°58'50"W, along the said Southwesterly Right-of-Way Line of William Street a distance of 348.45 feet to the seawall face of a concrete seawall lying on the Key West Bight and the POINT OF BEGINNING thence meander along the face of the said concrete seawall for the following seven (7) metes and bounds: thence S.55°48'08"W, a distance of 10.68 feet; thence N.34°37'13"W, a distance of 46.66 feet; thence S.55°48'08"W, a distance of 335.98 feet; thence N.31°37'18"W, a distance of 62.66 feet; thence N.31°21'11"W, a distance of 113.20 feet; thence N.27°03'49"W, a distance of 79.60 feet; thence S.59°30'43"W, a distance of 57.38 feet to the Mean High Water Line of boulder rip-rap; thence N.48°42'33"W, a distance of 426.28 feet, and along the said Mean High Water Line (Elev. 0.92 N.G.V.D.) a distance of 17.16 feet; thence N.55°53'27"E, and leaving the said Mean High Water Line a distance of 433.84 feet; thence N.28°34'27"E for a distance of 217.62 feet to a point on the Federal maintained shipping channel line; thence N.48°00'31"E and along the said Federal Channel line a distance of 410.41 feet; thence S.35°00'47"E, and leaving the said Federal channel line a distance of 290.81 feet; thence S.62°40'28"E, a distance of 35.21 feet; thence S.33°37'41"E, a distance of 143.47 feet; thence N.81°38'02"E, a distance of 21.57 feet to the face of the said concrete seawall, thence meander the concrete seawall for the following four (4) metes and bounds: thence S.56°17'19"W, a distance of 266.90 feet; thence S.35°51'21"E, a distance of 6.92 feet; thence S.56°17'19"W, a distance of 138.19 feet; thence S.56°10'43"W, a distance of 277.77 feet to the Point of Beginning.
Parcel contains 386,910 square feet or 8.82 acres, more or less.
Bearings based on State Plane Coordinate System NAD 27, Florida East Zone and the Army Corps of Engineers monuments KBWIGHT 1 and KBWIGHT 2 as being S 86°22'01" E

Legal Description:
(Prepared by Undersigned) (Ferry)

A parcel of Submerged land lying and being in Section 31, Township 68 South Range 25 East, Island of Key West, Monroe County, Florida, and a part of Key West Bight and being more particularly described as follows: Commencing at the intersection of the Northwesterly Right-of-Way Line of Caroline Street and the Southwesterly Right-of-Way Line of Grinnell Street; thence N.33°58'50"W, along the said Southwesterly Right-of-Way Line of Grinnell Street a distance of 351.85 feet to the seawall face of a concrete seawall lying on the Key West Bight and the Point of Beginning; thence continue N.33°58'50"W along the Northernly extension of the Southwesterly Right-of-Way Line of Grinnell Street for 431.59 feet to the Federally Maintained Shipping Channel Line; thence S.86°27'30"E and along the said Federally Maintained Shipping Channel Line for a distance of 439.01 feet; thence N.04°32'54"E for 57.36 feet; thence S.82°58'21"E for 104.99 feet to the Approximate Mean High Water Line (Elev. 0.92 N.G.V.D., 1929); thence meander the said Mean High Water Line in a Southerly direction for 316.7 feet, more or less to the face of a Concrete Seawall; thence N.81°29'40"W along the said concrete seawall for a distance of 112.13 feet, more or less; thence S.56°50'27"W and continuing along the face of the concrete seawall for 151.65 feet to the Point of Beginning.

Bearings based on State Plane Coordinate System NAD 27, Florida East Zone and the Army Corps of Engineers monuments KBWIGHT 1 and KBWIGHT 2 as being S 86°22'01" E

SURVEYOR'S NOTES:

- North arrow based on plot assumed median
- Reference Bearing: NAD 27
- 3.4 denotes existing elevation
- Elevations based on N.G.V.D. 1929 Datum
- Bench Mark No.: Basic Elevation: 14.324
- The approximate NGVD Elev. for MHW is 0.90' and the Safe Upland Line is Elev. 1.4 NGVD as approved by the FLDNR/BSM on October 5, 1987. Mean Low Water Elevation is (-)0.4 NGVD.
- Safe upland Line lies along side Concrete Seawall. Elevation on top of seawall varies from 3.14 to 3.34 NGVD.
- Bearings based on State Plane Coordinate System NAD 27, Florida East Zone and the Army Corps of Engineers monuments KBWIGHT 1 and KBWIGHT 2 as being S 86°22'01" E
- This survey is certified to the State of Florida Board of Trustees.
- The survey shows water depths referenced to the mean low water in the lease area and out to the navigation channel.

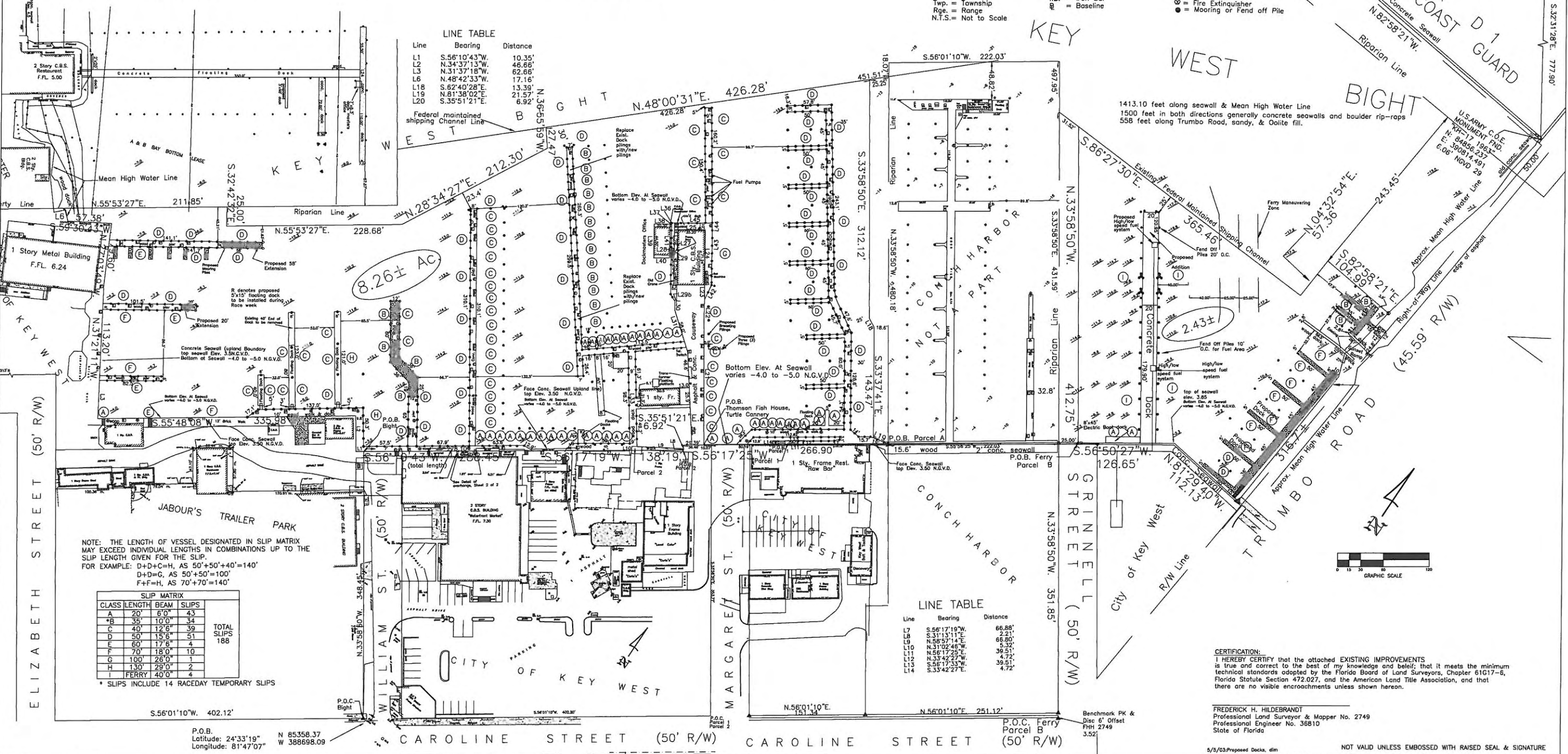
Abbreviations:

- Sty. = Story
- R/W = Right-of-Way
- fd. = Found
- p. = Plat
- m. = Measured
- l. = Lead
- M.H.W. = Mean High Water
- O.R. = Official Records
- Sec. = Section
- Twp. = Township
- Rge. = Range
- N.T.S. = Not to Scale

- o/h = Overhead
- u/g = Underground
- fd. = Found
- l.b. = Low Beam
- rad. = Radial
- irr. = Irregular
- conc. = concrete
- i.p. = Iron Pipe
- i.b. = Iron Bar
- bl. = Baseline

- Monumentation:
- ⊙ = set 1/2" Iron Pipe, P.L.S. No. 2749
 - ▲ = Found P.K. Nail, P.L.S. No. 2749
- Centerline
 - Elev. = Elevation
 - F.F.L. = Finish Floor Elevation
 - M.P.O. = Marine Elec/Tel Hook Up
 - C.B. = Concrete Block
 - C.B.S. = Concrete Block Stucco Covered
 - Fire Hose
 - Fire Extinguisher
 - Mooring or Fend off Pile

- B.M. = Bench Mark
- P.C. = Point of Curvature
- P.T. = Point of Tangency
- A = Arc (Length)
- D = Delta, (Central angle)
- w.m. = Water Meter
- Bal. = Balcony
- Pl. = Planter
- Hydt. = Fire Hydrant
- F.W. = Fire Well
- A/C = Air Conditioner
- M.H. = Man Hole
- Son. = Sanitary
- Inv. = Inverted Catch Basin
- B.P.Z. = Backflow Prevention Valve
- P.V.C. = Polyvinyl Chloride Pipe
- R.C.P. = Reinforced Concrete pipe
- Light
- Water Meter
- Water Valve
- Electric Manhole
- Electric Utility Vault
- Field Work performed on: 6/1/02



LINE TABLE

| Line | Bearing | Distance |
|------|--------------|----------|
| L1 | S.56°10'43"W | 10.35' |
| L2 | N.34°37'13"W | 46.66' |
| L3 | N.31°37'18"W | 62.66' |
| L4 | N.31°21'11"W | 113.20' |
| L5 | N.27°03'49"W | 79.60' |
| L6 | S.59°30'43"W | 57.38' |
| L7 | N.48°42'33"W | 426.28' |
| L8 | S.62°40'28"E | 13.39' |
| L9 | N.81°38'02"E | 21.57' |
| L10 | S.33°37'41"E | 143.47' |
| L11 | N.55°53'27"E | 217.62' |
| L12 | N.48°00'31"E | 410.41' |
| L13 | S.35°00'47"E | 290.81' |
| L14 | S.62°40'28"E | 35.21' |
| L15 | S.33°37'41"E | 143.47' |
| L16 | N.81°38'02"E | 21.57' |
| L17 | S.56°17'19"W | 266.90' |
| L18 | S.35°51'21"E | 6.92' |
| L19 | S.56°17'19"W | 138.19' |
| L20 | S.56°10'43"W | 277.77' |

NOTE: THE LENGTH OF VESSEL DESIGNATED IN SLIP MATRIX MAY EXCEED INDIVIDUAL LENGTHS IN COMBINATIONS WITH THE SLIP LENGTH GIVEN FOR THE SLIP.
FOR EXAMPLE: D+D+C=H, AS 50'+50'+40'=140'
D+D=C, AS 50'+50'=100'
F+F=H, AS 70'+70'=140'

SLIP MATRIX

| CLASS | LENGTH | BEAM | SLIPS | TOTAL SLIPS |
|-------|--------|------|-------|-------------|
| A | 20' | 6' | 43 | 188 |
| *B | 35' | 10' | 34 | |
| C | 40' | 12' | 39 | |
| D | 50' | 15' | 51 | |
| E | 60' | 17' | 4 | |
| F | 70' | 18' | 10 | |
| G | 100' | 26' | 1 | |
| H | 130' | 29' | 2 | |
| I | 130' | 29' | 2 | |
| J | FERRY | 40' | 4 | |

* SLIPS INCLUDE 14 RACEDAY TEMPORARY SLIPS

LINE TABLE

| Line | Bearing | Distance |
|------|--------------|----------|
| L7 | S.56°17'19"W | 66.88' |
| L8 | S.31°15'11"W | 2.21' |
| L9 | N.58°57'14"E | 66.80' |
| L10 | N.31°02'48"W | 5.32' |
| L11 | N.58°57'25"E | 39.51' |
| L12 | N.33°42'57"W | 4.72' |
| L13 | S.56°17'33"W | 39.51' |
| L14 | S.33°42'27"E | 4.72' |

CERTIFICATION:
I HEREBY CERTIFY that the attached EXISTING IMPROVEMENTS is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 61G17-8, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown herein.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 38810
State of Florida

REVISIONS:

| No. | Date | Remarks |
|-----|------|---------|
| | | |
| | | |
| | | |
| | | |

Sheet Description:
EXISTING IMPROVEMENTS

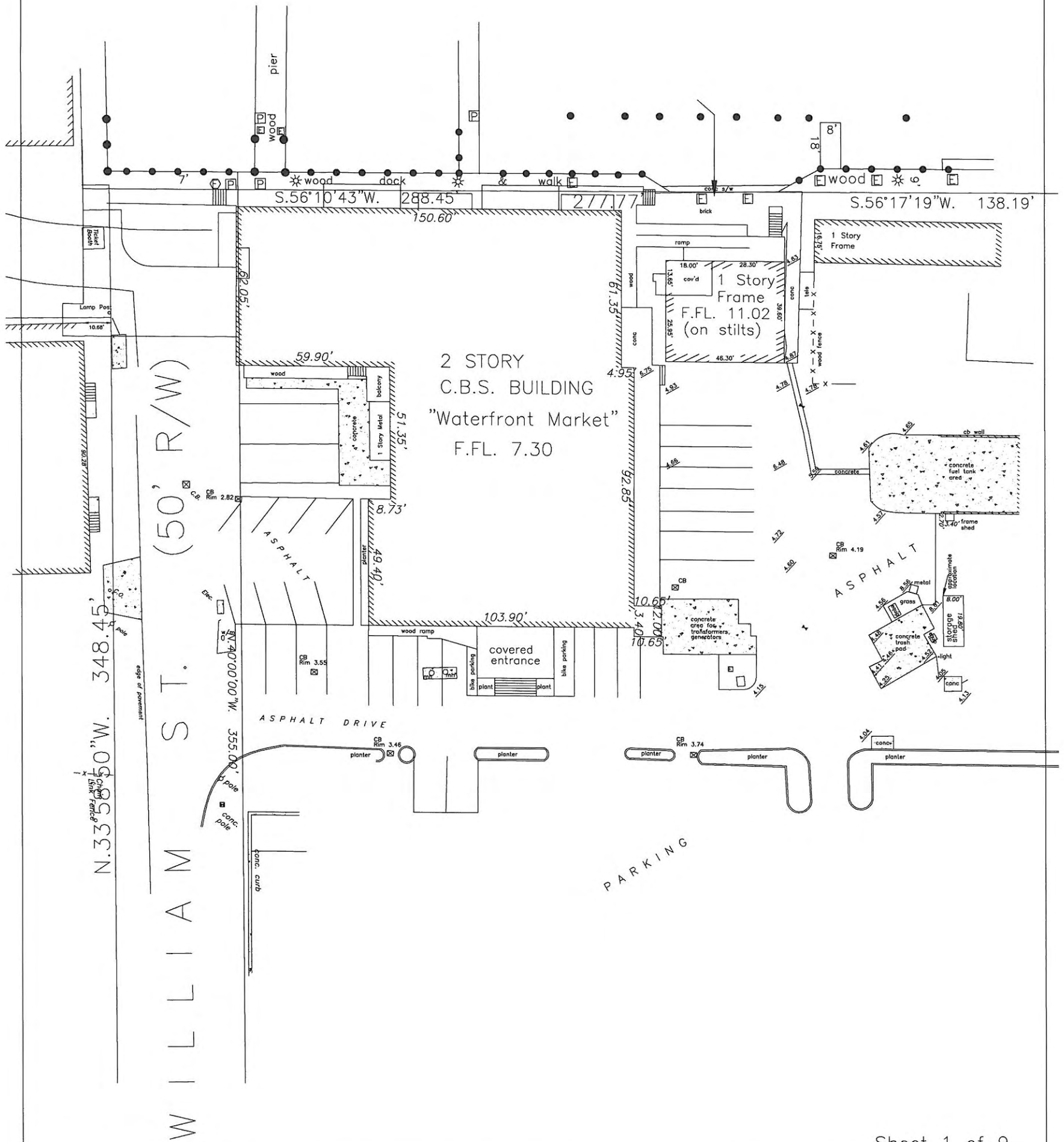
Project:
KEY WEST BIGHT

FREDERICK H. HILDEBRANDT
Engineer Planner Surveyor
3152 Northside Drive, Key West, Florida 33040
(305) 293-0466 Fax. (305) 293-0237

Date: 7/13/06
Designed: F.H.H.
Drawn: F.H.H.
Checked: F.H.H.
Job No. 06-387
Sheet No. 1 of 1

CITY OF KEY WEST WATERFRONT BUILDING

BOUNDARY SURVEY



Sheet 1 of 9

| | | | |
|---|---------------------|---------------------------|-----------------------|
| City of Key West Key West Bight, Key West, Florida 33040 | | | |
| Specific Purpose Survey | | Dwn No.: 06-160 | |
| Scale: 1" = 20' | Ref. file 186-18 | Flood panel No. 1516 K | Dwn. By: F.H.H. |
| Date: 2/27/06 | | Flood Zone: AE-VE | Flood Elev. 7'-10' |
| REVISIONS AND/OR ADDITIONS | | | |
| | | | |
| | | | |
| c:\drawings\city of key west\bight-bay bottombottom | | | |

FREDERICK H. HILDEBRANDT
ENGINEER PLANNER SURVEYOR

3152 Northside Drive
Suite 201
Key West, Fl. 33040
(305) 293-0466
Fax. (305) 293-0237

Existing Site Plans

EX-1 EXISTING SITE PLAN

EX-2 EXISTING SITE PLAN – ROOF PLAN

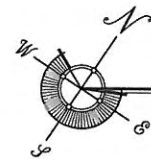
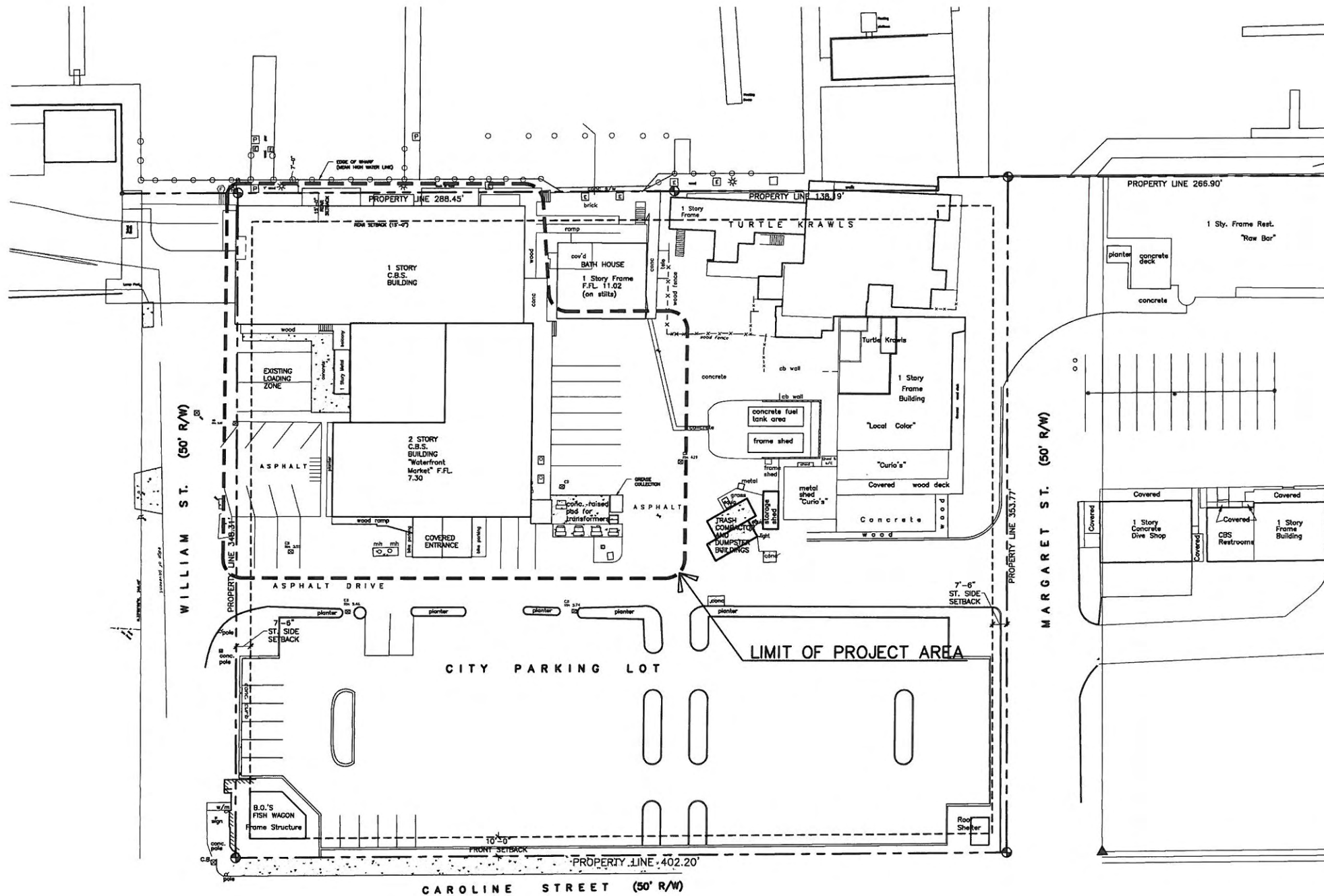
EX-3 EXISTING 1ST. FLOOR PLAN

EX-4 EXISTING 2ND. FLOOR PLAN

EX-5 EXISTING ELEVATIONS

SITE DATA

SITE AREA: 140,059 S.F. (3.21 ACRES)
LAND USE: HRCC-2
FLOOD ZONE: VE +10.0' (FLOOD PNL #12087G1516K), EXISTING F.F.=7.30'
SETBACKS:
FRONT SETBACK:
REQUIRED = 10.0'
EXISTING = 10.0'
PROPOSED = 10.0' (NO CHANGE)
SIDE SETBACK:
REQUIRED = 7.5'
EXISTING = 7.5'
PROPOSED = 7.5' (NO CHANGE)
REAR SETBACK:
REQUIRED = 15.0'
EXISTING = 0.0'
PROPOSED = 0.0' (NO CHANGE)
STREET SIDE SETBACK:
REQUIRED = 7.5'
EXISTING = 0.0'
PROPOSED = 0.0' (NO CHANGE)
COASTAL CONST. CONTROL LINE:
REQUIRED = 30.0'
EXISTING = 7.0'
PROPOSED = 7.0' (NO CHANGE)
FAR:
ALLOWABLE: 70,030 S.F. (0.5 MAX.)
EXISTING: 47,820 S.F. (0.34 MAX.)
PROPOSED: 45,938 S.F. (0.32 MAX.)
OPEN SPACE RATIO: 0.50 W/IN 100' MHWL
HEIGHT:
ALLOWABLE: 35.0'
EXISTING: 32.0'
PROPOSED: 34.0' (T.O. BAR CANOPY)
LOT COVERAGE AREA:
REQUIRED: 70,030 S.F. (50% MAX.)
EXISTING: 42,018 S.F. (30%)
PROPOSED: 42,701 S.F. (30.5%)
IMPERVIOUS AREA:
REQUIRED: 84,035 S.F. (60% MAX.)
EXISTING: 131,624 S.F. (94%)
PROPOSED: 130,300 S.F. (93%)
LANDSCAPE AREA:
REQUIRED: 28,012 S.F. (20%)
EXISTING: 8,435 S.F. (6%)
PROPOSED: 9,758 S.F. (7%)
***ADDED 630 S.F. OF ROOF GARDEN NOT INCLUDED ABOVE
BICYCLE SPACES:
EXISTING: 21 SPACES
PROPOSED: 40 SPACES
PARKING:
EXISTING = 15 SPACES, CODE COMPLIANT
PROPOSED = 18 SPACES, CODE COMPLIANT
CONSUMPTION AREA:
EXISTING: 1,260 S.F. (84 SEATS @ 15 S.F./SEAT)
PROPOSED: 4,500 S.F. (300 SEATS @ 15 S.F./SEAT)
SITE DRAINAGE:
EXISTING TO REMAIN UNCHANGED.
(IMPROVED BY INCREASE IN LANDSCAPE, PREVIOUS AREA)



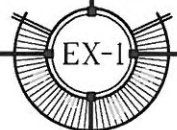
EXISTING SITE PLAN

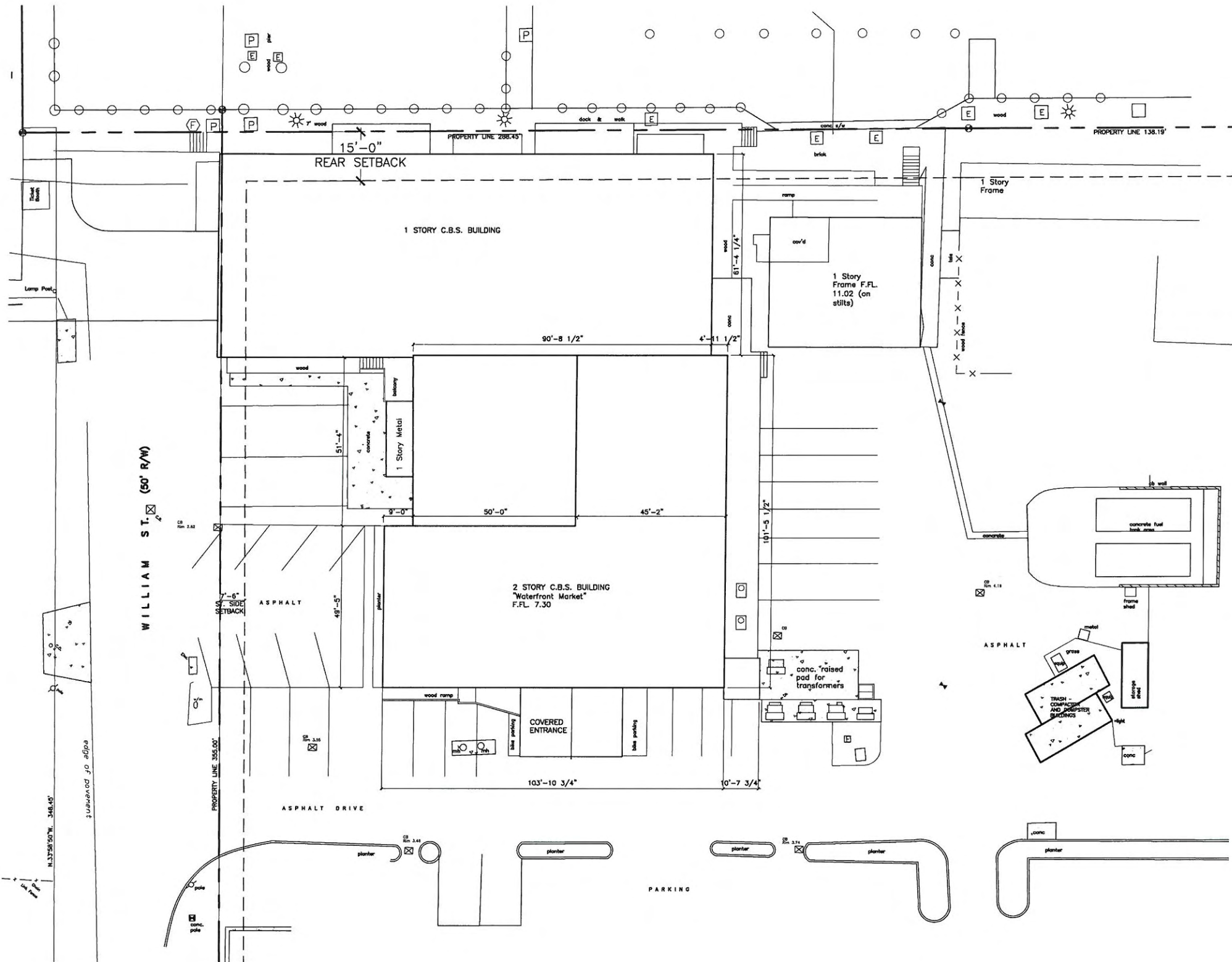
SCALE: 1" = 30'-0"

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY FREDERICK H. HILDEBRANDT, SURVEYOR DATED ON 07-13-06

WATERFRONT BREWERY

201 WILLIAM STREET
KEY WEST BIGHT, FLORIDA






RECEIVED
 January 27, 2012
 KW Planning Dpt

WILLIAM P. HORN
 ARCHITECT, P.A.

915 EATON ST
 KEY WEST,
 FLORIDA
 33040

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 FAX 305 296-1033

LICENSE NO
 AA 0003040

WATERFRONT BREWERY

201 WILLIAM STREET
 KEY WEST BIGHT, FL.

SEAL _____

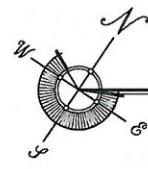
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DATE
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 12-01-11 DRC

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 EMA

PROJECT NUMBER
 1113

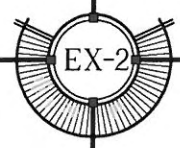


EXISTING SITE PLAN - ROOF PLAN

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

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED
 BY FREDERICK H. HILDEBRANDT, SURVEYOR DATED ON 02-27-06

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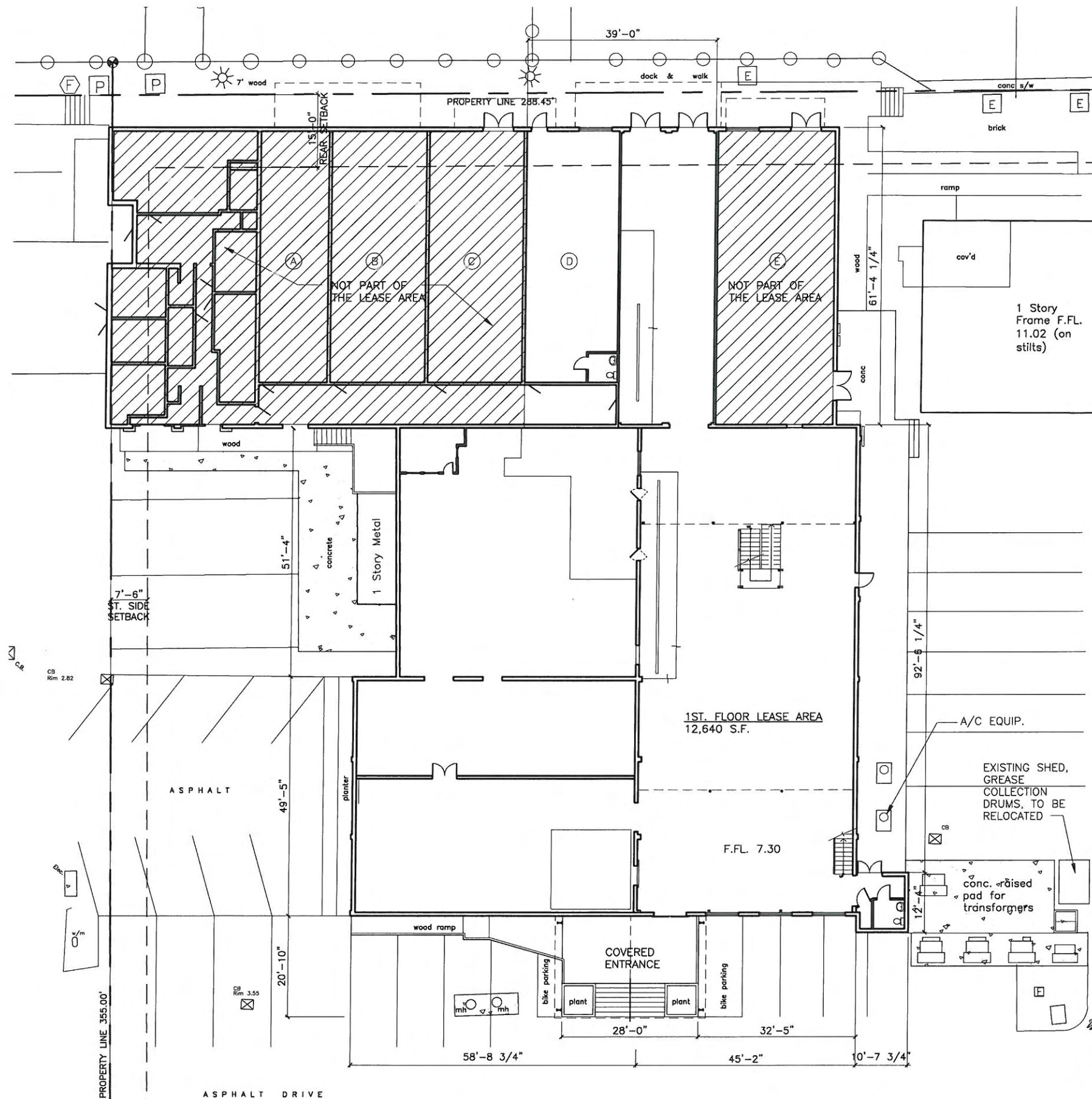
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EMA

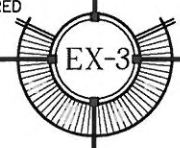
PROJECT
NUMBER
1113



| BUILDING DATA | | | |
|-------------------------------------|-------------|-----------------------------------|------------|
| EXISTING BUILDING DATA (LEASE AREA) | | | |
| 1ST. FLOOR ENCLOSED | 12,832 S.F. | 1ST. FLOOR COVERED | 1,535 S.F. |
| 2ND. FLOOR ENCLOSED | 2,619 S.F. | COVERED/STAIR | 148 S.F. |
| MEZZANINES 1 THRU 3 | 3,241 S.F. | | |
| TOTAL EXISTING ENCLOSED 18,692 S.F. | | TOTAL EXISTING COVERED 1,683 S.F. | |

EXISTING 1ST. FLOOR PLAN

SCALE: 3/32" = 1'-0"
SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY FREDERICK H. HILDEBRANDT, SURVEYOR DATED ON 02-27-06



WATERFRONT BREWERY
201 WILLIAM STREET
KEY WEST BIGHT, FLORIDA

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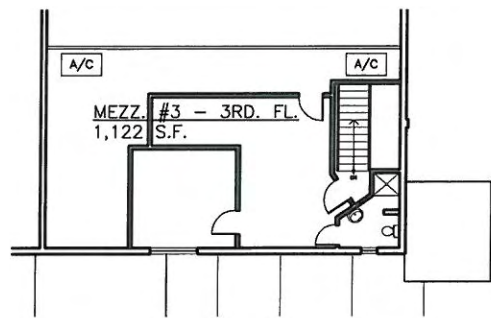
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LICENSE NO
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WATERFRONT BREWERY
201 WILLIAM STREET
KEY WEST BIGHT, FL.



PARTIAL 3RD. FL. MEZZ.
(LOCATED ABOVE MEZZANINE #2) SCALE: 3/32" = 1'-0"

| BUILDING DATA | | | |
|-------------------------------------|-------------|------------------------|------------|
| EXISTING BUILDING DATA (LEASE AREA) | | | |
| 1ST. FLOOR ENCLOSED | 12,632 S.F. | 1ST. FLOOR COVERED | 1,535 S.F. |
| 2ND. FLOOR ENCLOSED | 2,619 S.F. | COVERED/STAIR | 148 S.F. |
| MEZZANINES 1 THRU 3 | 3,241 S.F. | | |
| TOTAL EXISTING ENCLOSED | 18,692 S.F. | TOTAL EXISTING COVERED | 1,683 S.F. |

SEAL

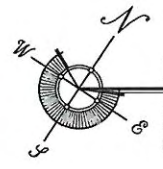
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12-01-11 DRC

REVISIONS

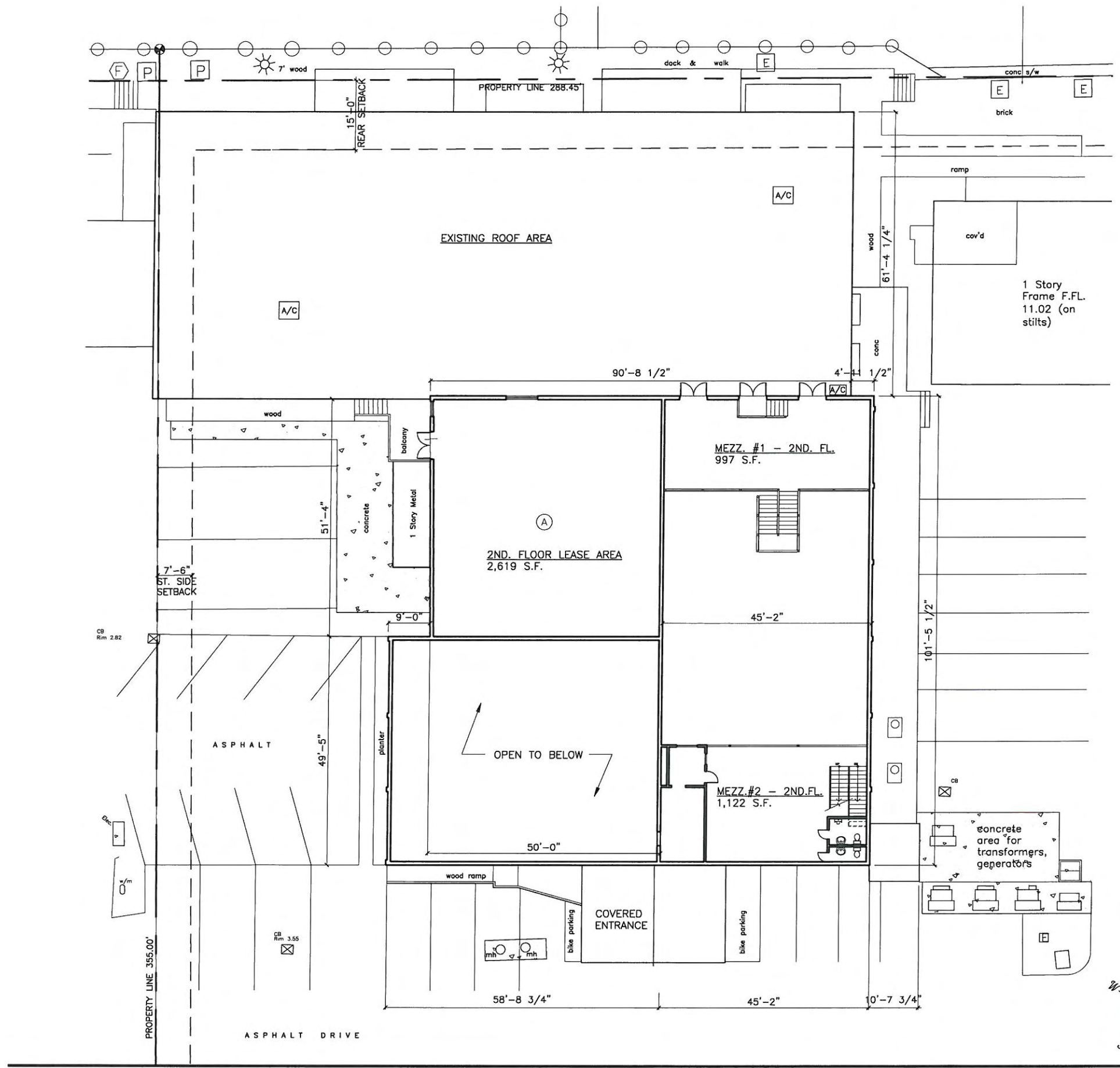
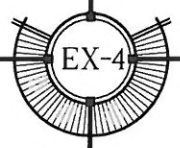
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EXISTING 2ND. FLOOR PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY FREDERICK H. HILDEBRANDT, SURVEYOR DATED ON 02-27-06 SCALE: 3/32" = 1'-0"



WATERFRONT BREWERY
201 WILLIAM STREET
KEY WEST BIGHT, FLORIDA

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January 27, 2012
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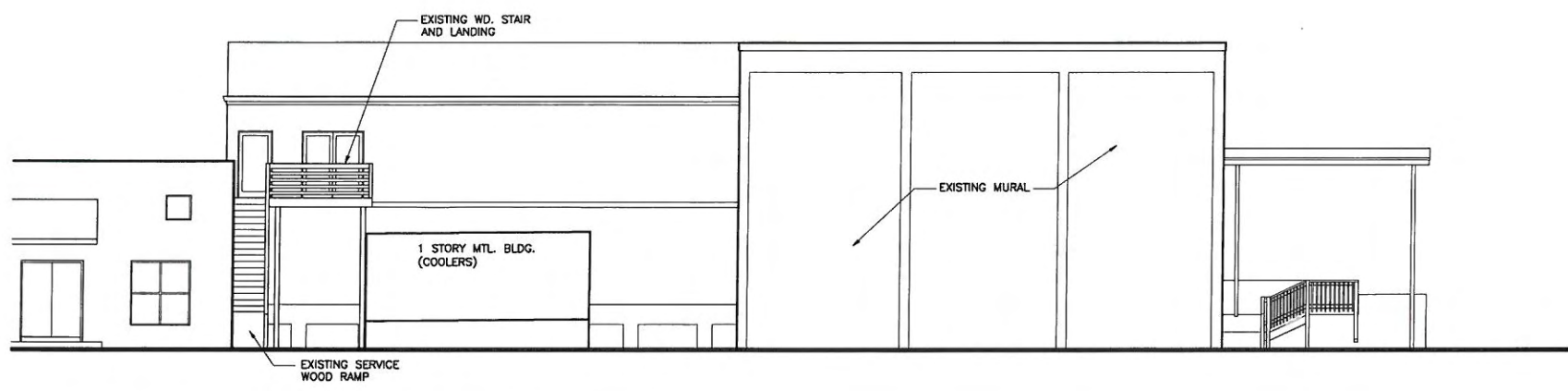
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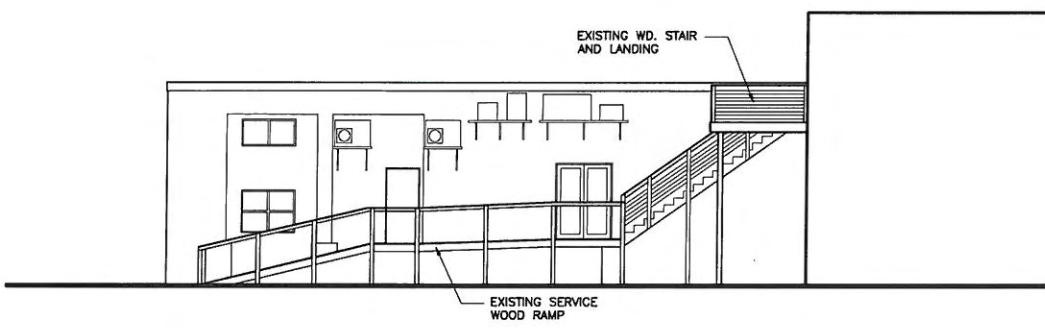
LICENSE NO
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WATERFRONT BREWERY
201 WILLIAM STREET
KEY WEST BIGHT, FL



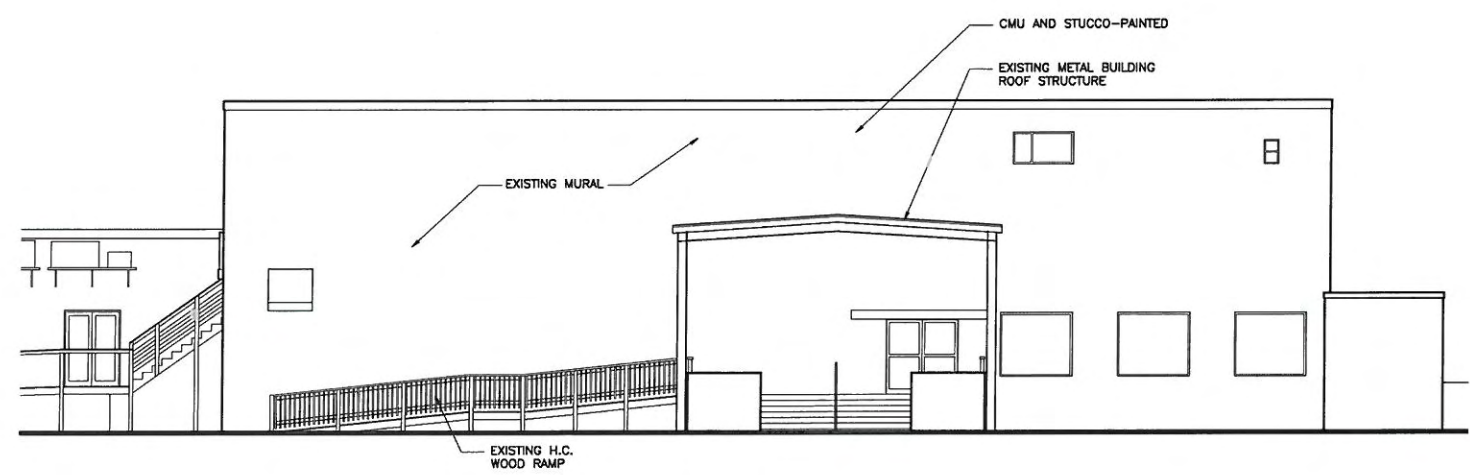
EXISTING SOUTHWEST ELEVATION

SCALE: 1/8" = 1'-0"



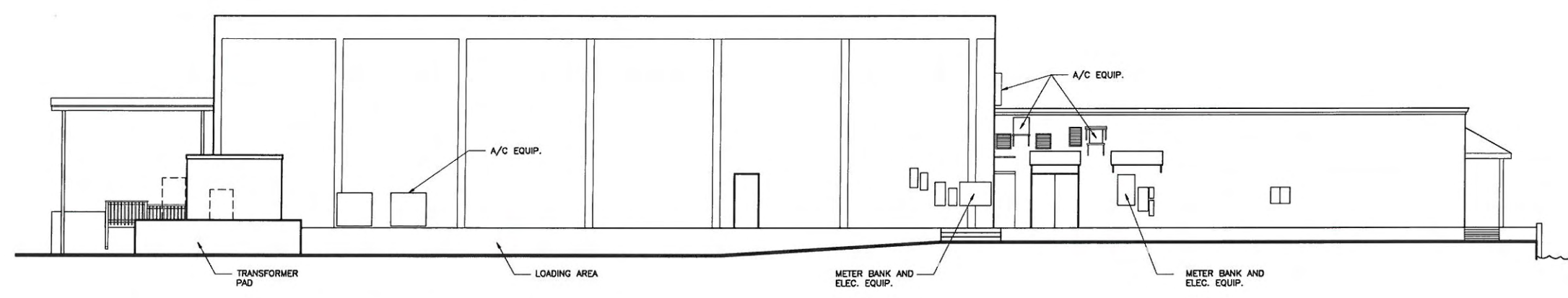
EXISTING NORTHWEST ELEVATION

SCALE: 1/8" = 1'-0"



EXISTING NORTHWEST ELEVATION (FRONT)

SCALE: 1/8" = 1'-0"



EXISTING NORTHEAST ELEVATION

SCALE: 1/8" = 1'-0"

SEAL

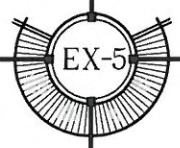
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12-01-11 DRC

REVISIONS

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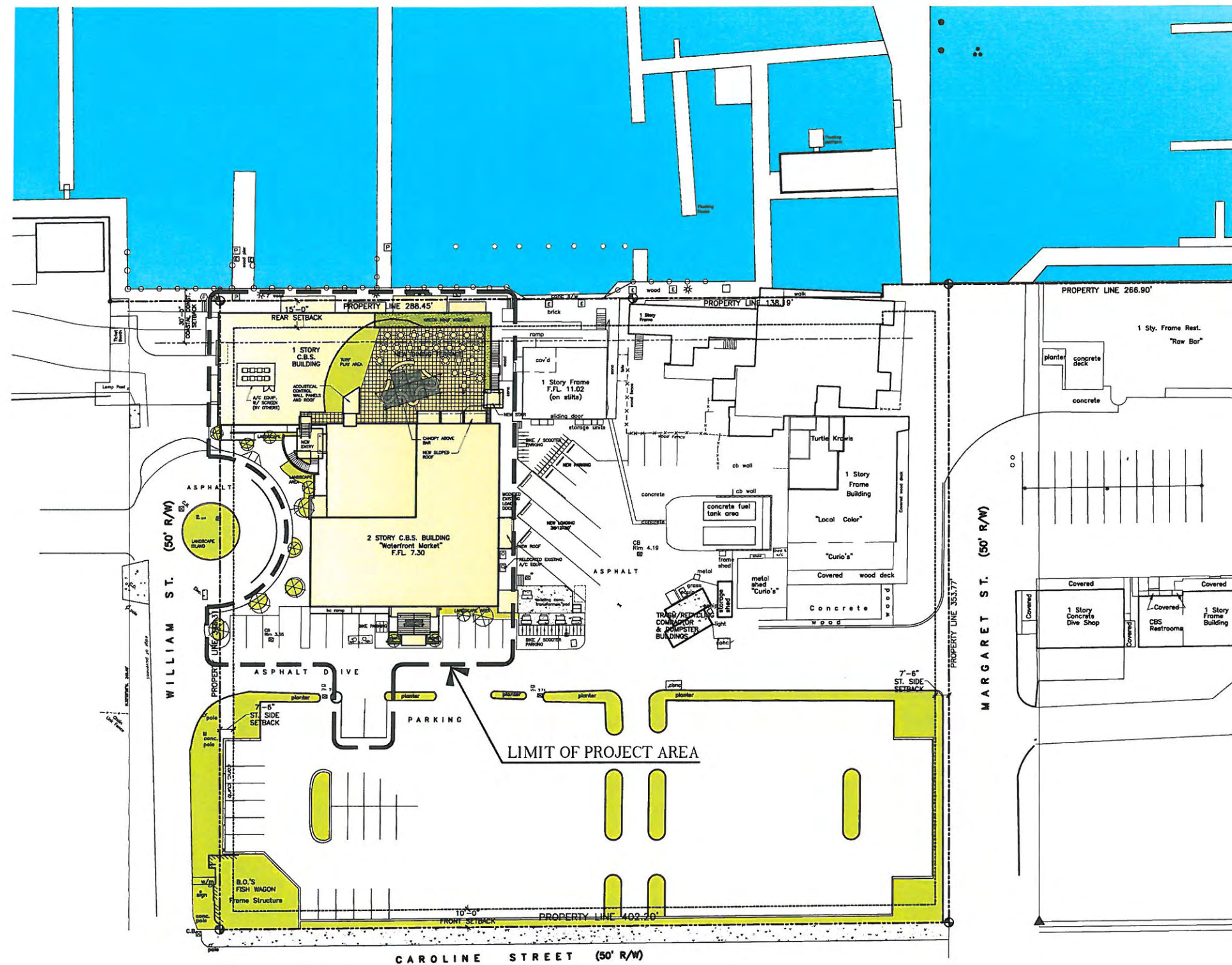
PROJECT NUMBER
1113



WATERFRONT BREWERY
201 WILLIAM STREET
KEY WEST BIGHT, FLORIDA

Index of Site Plans

- A-1 PROPOSED SITE PLAN - ROOF PLAN**
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CONSUMPTION AREA**
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- EX-5 EXISTING ELEVATIONS**



SITE DATA

SITE AREA: 140,059 S.F. (3.21 ACRES)
 LAND USE: HRCC-2
 FLOOD ZONE: VE +10.0' (FLOOD PNL #12087C516K), EXISTING F.F.=7.30'
 SETBACKS:

| | | |
|------------------------------|----------|---------------------|
| FRONT SETBACK: | REQUIRED | = 10.0' |
| | EXISTING | = 10.0' |
| | PROPOSED | = 10.0' (NO CHANGE) |
| SIDE SETBACK: | REQUIRED | = 7.5' |
| | EXISTING | = 7.5' |
| | PROPOSED | = 7.5' (NO CHANGE) |
| REAR SETBACK: | REQUIRED | = 15.0' |
| | EXISTING | = 0.0' |
| | PROPOSED | = 0.0' (NO CHANGE) |
| STREET SIDE SETBACK: | REQUIRED | = 7.5' |
| | EXISTING | = 0.0' |
| | PROPOSED | = 0.0' (NO CHANGE) |
| COASTAL CONST. CONTROL LINE: | REQUIRED | = 30.0' |
| | EXISTING | = 7.0' |
| | PROPOSED | = 7.0' (NO CHANGE) |

FAR:

| | |
|------------|-------------------------|
| ALLOWABLE: | 70,030 S.F. (0.5 MAX.) |
| EXISTING: | 47,620 S.F. (0.34 MAX.) |
| PROPOSED: | 45,938 S.F. (0.32 MAX.) |

OPEN SPACE RATIO: 0.50 W/IN 100' MHWL

HEIGHT:

| | |
|------------|-------------------------|
| ALLOWABLE: | 35.0' |
| EXISTING: | 32.0' |
| PROPOSED: | 34.0' (T.O. BAR CANOPY) |

LOT COVERAGE AREA:

| | |
|-----------|------------------------|
| REQUIRED: | 70,030 S.F. (50% MAX.) |
| EXISTING: | 42,018 S.F. (30%) |
| PROPOSED: | 42,701 S.F. (30.5%) |

IMPERVIOUS AREA:

| | |
|-----------|------------------------|
| REQUIRED: | 84,035 S.F. (60% MAX.) |
| EXISTING: | 131,624 S.F. (94%) |
| PROPOSED: | 130,300 S.F. (93%) |

LANDSCAPE AREA:

| | |
|-----------|-------------------|
| REQUIRED: | 28,012 S.F. (20%) |
| EXISTING: | 8,435 S.F. (6%) |
| PROPOSED: | 9,758 S.F. (7%) |

***ADDED 630 S.F. OF ROOF GARDEN NOT INCLUDED ABOVE

BICYCLE SPACES:

| | |
|-----------|-----------|
| EXISTING: | 21 SPACES |
| PROPOSED: | 40 SPACES |

PARKING:

| | |
|-----------|-----------------------------|
| EXISTING: | = 15 SPACES, CODE COMPLIANT |
| PROPOSED: | = 18 SPACES, CODE COMPLIANT |

CONSUMPTION AREA:

| | |
|-----------|---------------------------------------|
| EXISTING: | 1,260 S.F. (84 SEATS @ 15 S.F./SEAT) |
| PROPOSED: | 4,500 S.F. (300 SEATS @ 15 S.F./SEAT) |

SITE DRAINAGE:
 EXISTING TO REMAIN UNCHANGED.
 (IMPROVED BY INCREASE IN LANDSCAPE, PREVIOUS AREA)

WATERFRONT BREWERY

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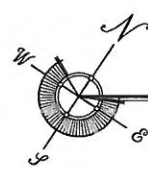
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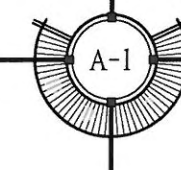
PROPOSED SITE PLAN - ROOF PLAN

SITE PLAN BASED ON INFORMATION OBTAINED
FROM SURVEY PREPARED BY FREDERICK H.
HILDEBRANDT, SURVEYOR DATED ON 02-27-06

SCALE: 1" = 30'-0"

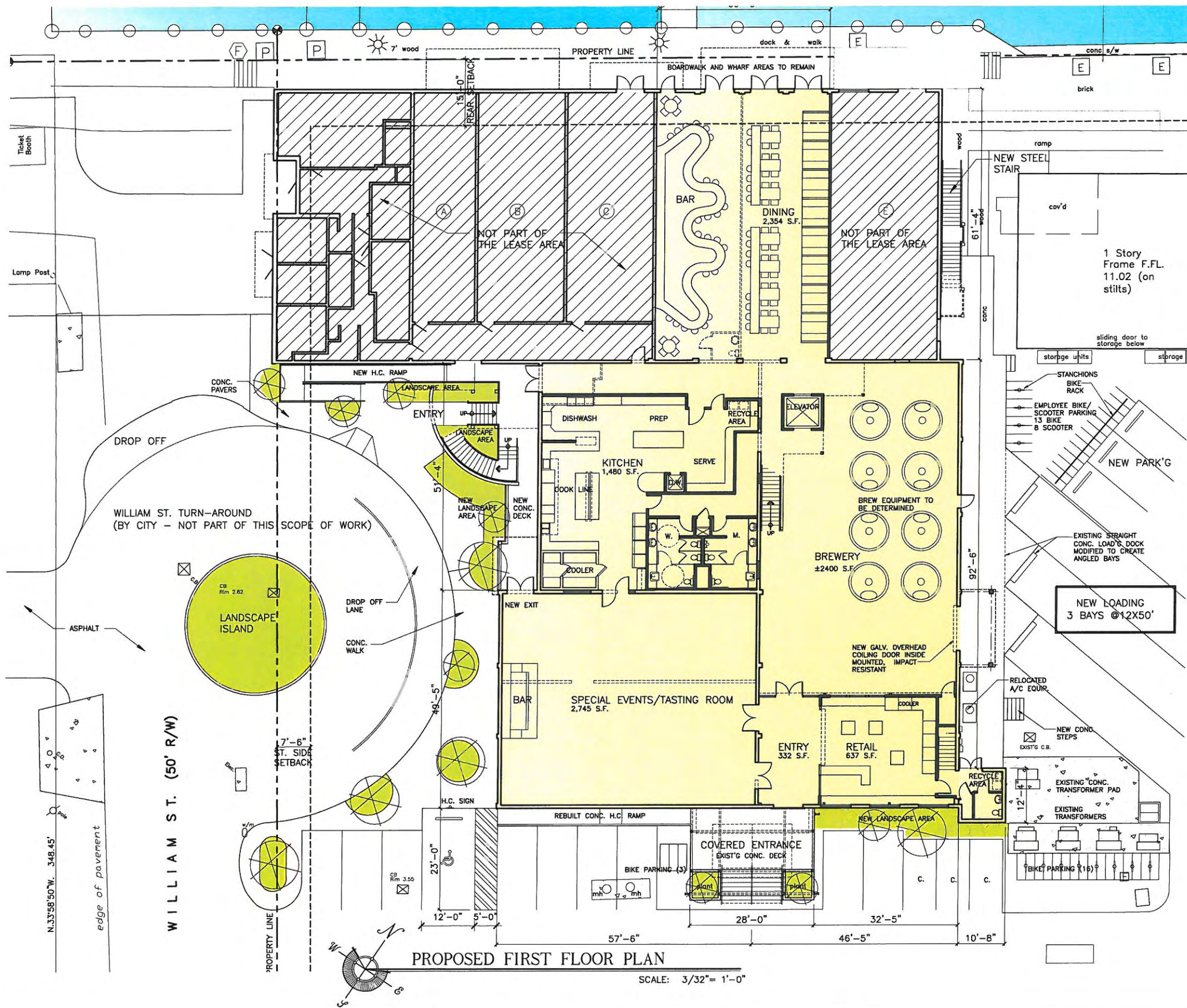
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WALL LEGEND

- EXISTING WD. FRAME WALL CONST.
- ▨ NEW WALL
- - - EXISTING TO BE REMOVED

BUILDING DATA

EXISTING BUILDING DATA (LEASE AREA)

| | | | |
|--------------------------------|--------------------|-------------------------------|-------------------|
| 1ST. FLOOR ENCLOSED | 12,832 S.F. | 1ST. FLOOR COVERED | 1,535 S.F. |
| 2ND. FLOOR ENCLOSED | 2,619 S.F. | COVERED/STAIR | 148 S.F. |
| MEZZ. #1 | 997 S.F. | | |
| MEZZ. #2 | 1,122 S.F. | | |
| MEZZ. #3 | 1,122 S.F. | | |
| TOTAL EXISTING ENCLOSED | 18,692 S.F. | TOTAL EXISTING COVERED | 1,683 S.F. |

EXISTING AREA TO BE REMOVED

| | | |
|-----------------------------|-------------------|------------------------------------|
| 1 ST FL. | (-) 192 S.F. | (COOLER BLDG. @ OLD LOAD'G AREA) |
| MEZZ. #1 | (-) 997 S.F. | (TOTAL REMOVAL) |
| MEZZ. #1 - BUILD BACK | +375 S.F. | (NEW STAIR, ELEVATOR AND LANDINGS) |
| MEZZ. #2 | (-) 370 S.F. | (PARTIAL REMOVAL) |
| MEZZ. #3 | (-) 1,122 S.F. | (TOTAL REMOVAL) |
| TOTAL AREA REDUCTION | 2,307 S.F. | |

(TO BE APPLIED TO ROOFTOP CONSUMPTION AREA. SEE BELOW)

PROPOSED BUILDING DATA

| | | | |
|--------------------------------|--------------------|-------------------------------|-------------------|
| 1ST. FLOOR ENCLOSED | 12,640 S.F. | 1ST. FLOOR COVERED | 1,687 S.F. |
| 2ND. FLOOR ENCLOSED | 2,619 S.F. | 2ND. FLOOR COVERED | 604 S.F. |
| MEZZ #1 | 375 S.F. | | |
| MEZZ #2 | 751 S.F. | | |
| TOTAL PROPOSED ENCLOSED | 16,385 S.F. | TOTAL PROPOSED COVERED | 2,291 S.F. |

NEW ROOFTOP CONSUMPTION AREA = 2,250 S.F. EQUAL 150 SEATS
AREA REDUCTION FROM ABOVE = 2,307 S.F.

NEW ROOFTOP RAISED DECK AREA

| | |
|----------------------------------|---------------------|
| CONSUMPTION AREA | = 2,250 S.F. |
| CIRCULATION | = 1,451 S.F. |
| GAME AREA (TURF) | = 970 S.F. |
| TOTAL ROOF TOP LEASE AREA | = 4,671 S.F. |
| GREEN ROOF GARDEN | = 630 S.F. |

WATERFRONT BREWERY
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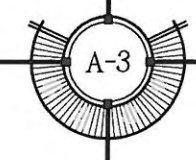
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PROPOSED FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"

WATERFRONT BREWERY
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KEY WEST BIGHT FLORIDA



WALL LEGEND

| | |
|--|--------------------------------|
| | EXISTING WD. FRAME WALL CONST. |
| | NEW WALL |
| | EXISTING TO BE REMOVED |

BUILDING DATA

| EXISTING BUILDING DATA (LEASE AREA) | | | |
|-------------------------------------|--------------------|-------------------------------|-------------------|
| 1ST. FLOOR ENCLOSED | 12,832 S.F. | 1ST. FLOOR COVERED | 1,535 S.F. |
| 2ND. FLOOR ENCLOSED | 2,619 S.F. | COVERED/STAIR | 148 S.F. |
| MEZZ. #1 | 997 S.F. | | |
| MEZZ. #2 | 1,122 S.F. | | |
| MEZZ. #3 | 1,122 S.F. | | |
| TOTAL EXISTING ENCLOSED | 18,692 S.F. | TOTAL EXISTING COVERED | 1,683 S.F. |

| EXISTING AREA TO BE REMOVED | | |
|-----------------------------|-------------------|------------------------------------|
| 1 ST. FL. | (-) 192 S.F. | (COOLER BLDG. @ OLD LOAD'G AREA) |
| MEZZ. #1 | (-) 997 S.F. | (TOTAL REMOVAL) |
| MEZZ. #1 - BUILD BACK | +375 S.F. | (NEW STAIR, ELEVATOR AND LANDINGS) |
| MEZZ. #2 | (-) 370 S.F. | (PARTIAL REMOVAL) |
| MEZZ. #3 | (-) 1,122 S.F. | (TOTAL REMOVAL) |
| TOTAL AREA REDUCTION | 2,307 S.F. | |

(TO BE APPLIED TO ROOFTOP CONSUMPTION AREA. SEE BELOW)

| PROPOSED BUILDING DATA | | | |
|--------------------------------|--------------------|-------------------------------|-------------------|
| 1ST. FLOOR ENCLOSED | 12,640 S.F. | 1ST. FLOOR COVERED | 1,687 S.F. |
| 2ND. FLOOR ENCLOSED | 2,619 S.F. | 2ND. FLOOR COVERED | 604 S.F. |
| MEZZ #1 | 375 S.F. | | |
| MEZZ #2 | 751 S.F. | | |
| TOTAL PROPOSED ENCLOSED | 16,385 S.F. | TOTAL PROPOSED COVERED | 2,291 S.F. |

| | | |
|--------------------------------|------------|-----------------|
| NEW ROOFTOP CONSUMPTION AREA = | 2,250 S.F. | EQUAL 150 SEATS |
| AREA REDUCTION FROM ABOVE = | 2,307 S.F. | |

| NEW ROOFTOP RAISED DECK AREA | |
|----------------------------------|---------------------|
| CONSUMPTION AREA | = 2,250 S.F. |
| CIRCULATION | = 1,451 S.F. |
| GAME AREA (TURF) | = 970 S.F. |
| TOTAL ROOF TOP LEASE AREA | = 4,671 S.F. |
| GREEN ROOF GARDEN | = 630 S.F. |

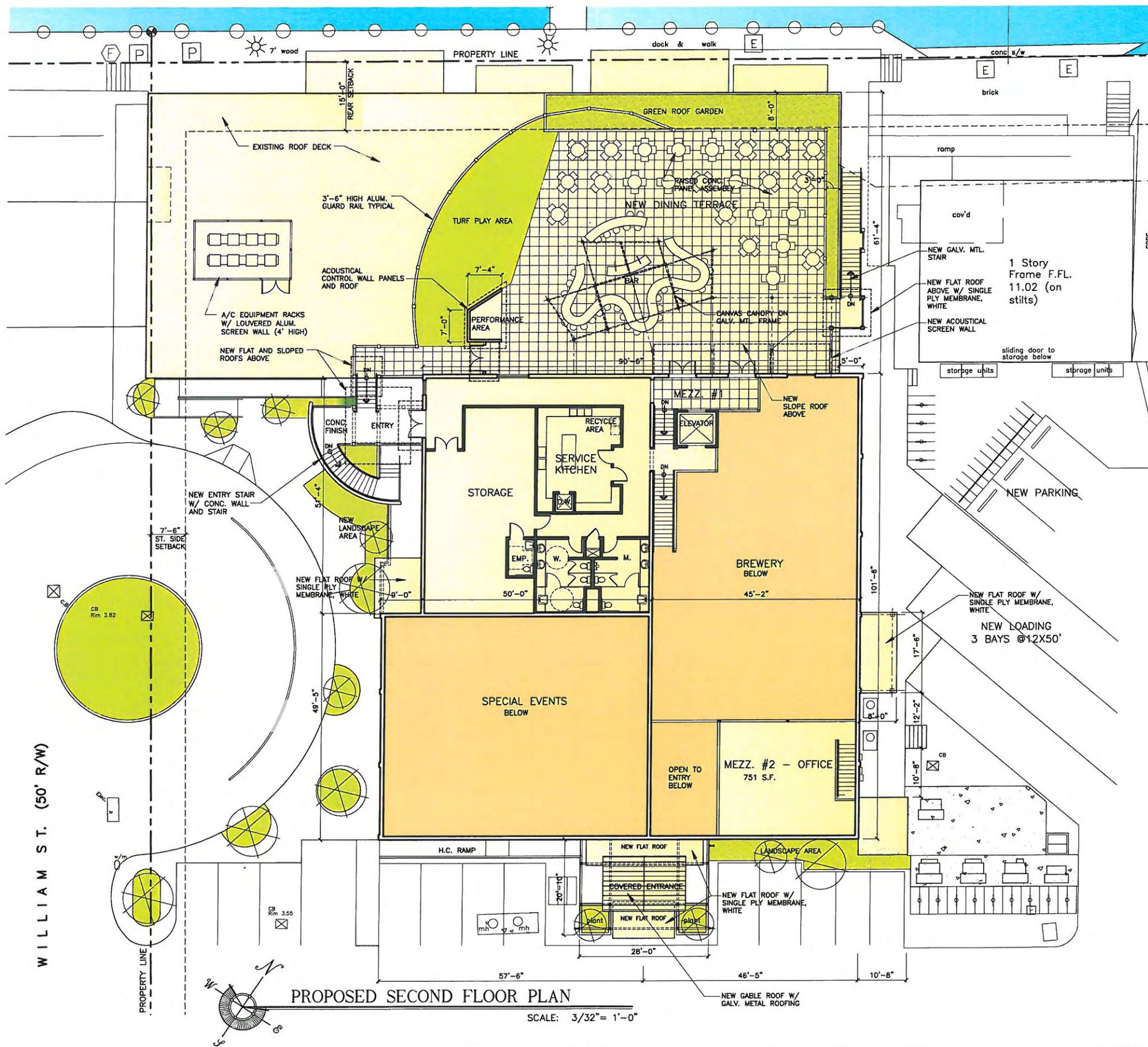
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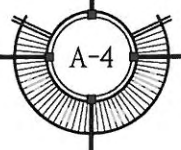
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PROPOSED SECOND FLOOR PLAN

SCALE: 3/32" = 1'-0"



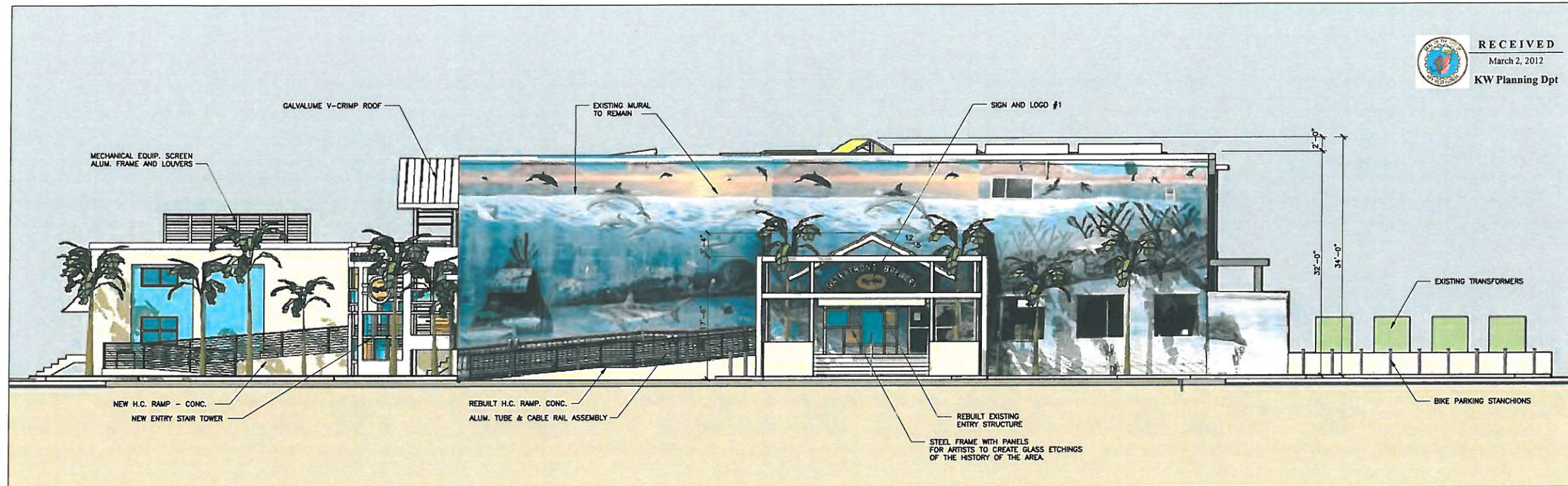
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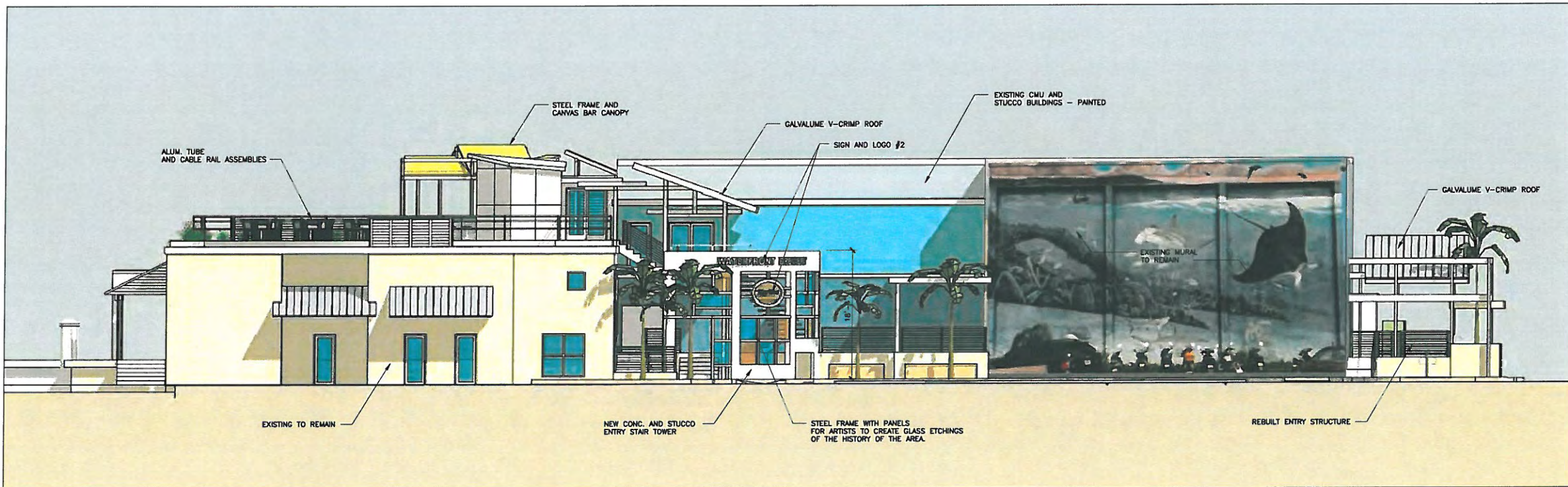
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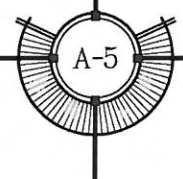


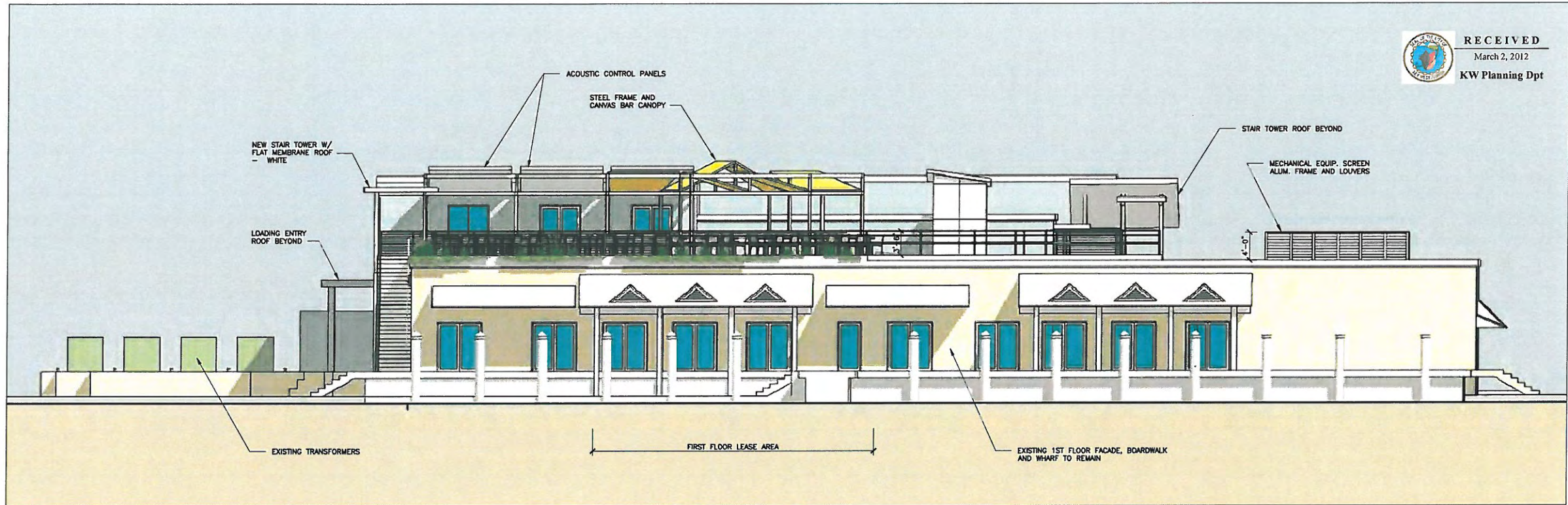
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A-5 ELEVATION - ENTRANCE I
SCALE: 1/8" = 1'-0"



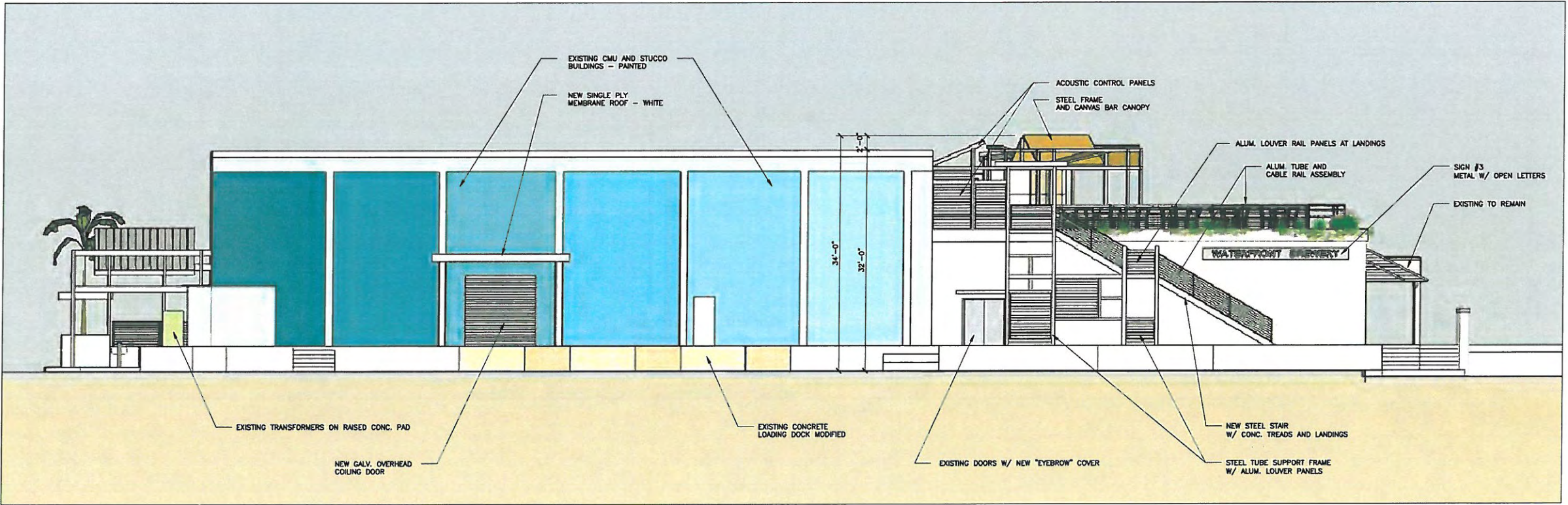
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A-5 ELEVATION - ENTRANCE II
SCALE: 1/8" = 1'-0"

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1 ELEVATION - WATERFRONT
A-6 SCALE: 1/8" = 1'-0"



2 ELEVATION - LOADING DOCK
A-6 SCALE: 1/8" = 1'-0"

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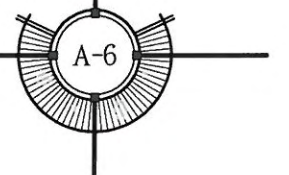
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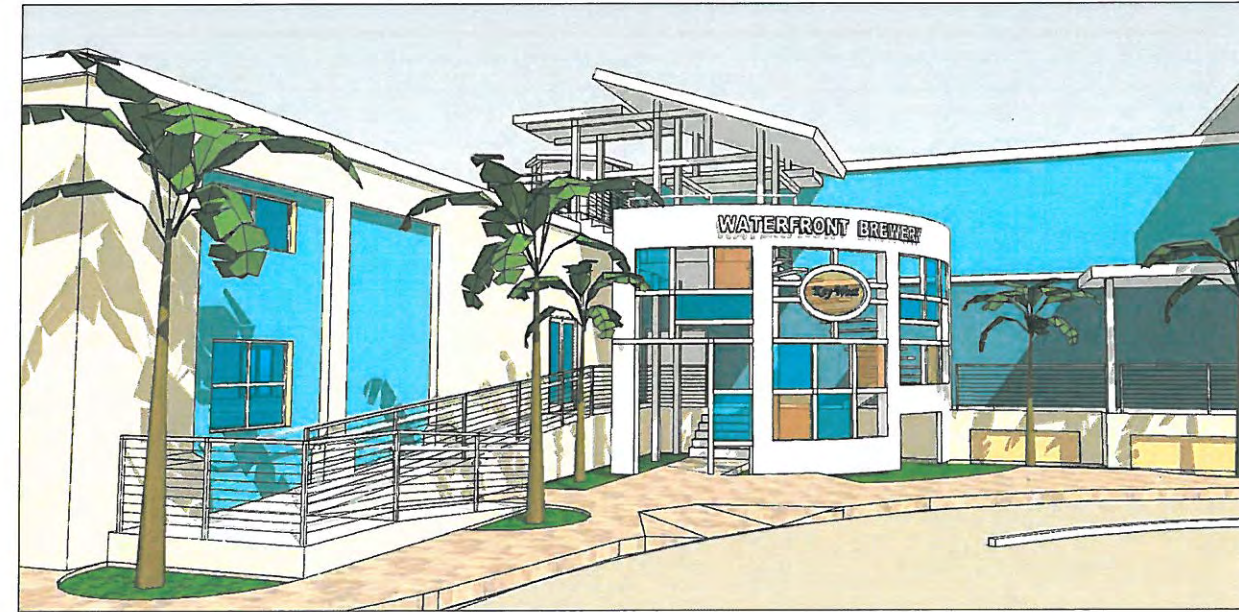
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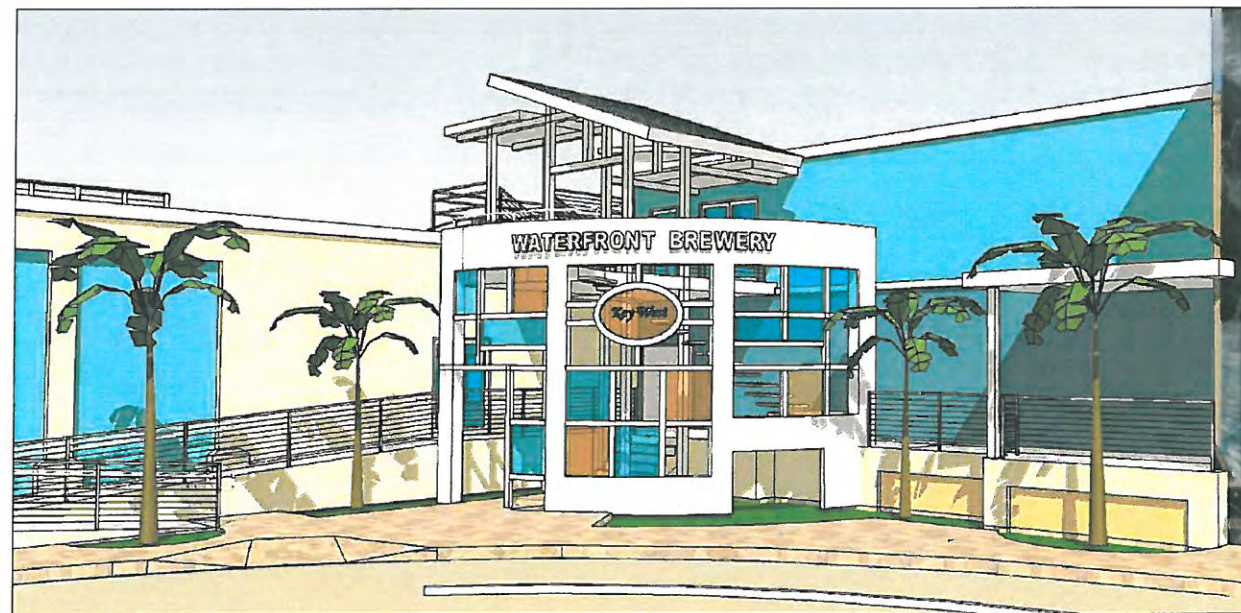
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1 ENTRANCE II - PERSPECTIVE VIEW
 A-7



2 ENTRANCE II - PERSPECTIVE VIEW
 A-7



3 ENTRANCE II - PERSPECTIVE VIEW
 A-7



4 ENTRANCE II - AERIAL VIEW
 A-7

SEAL

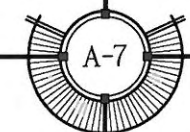
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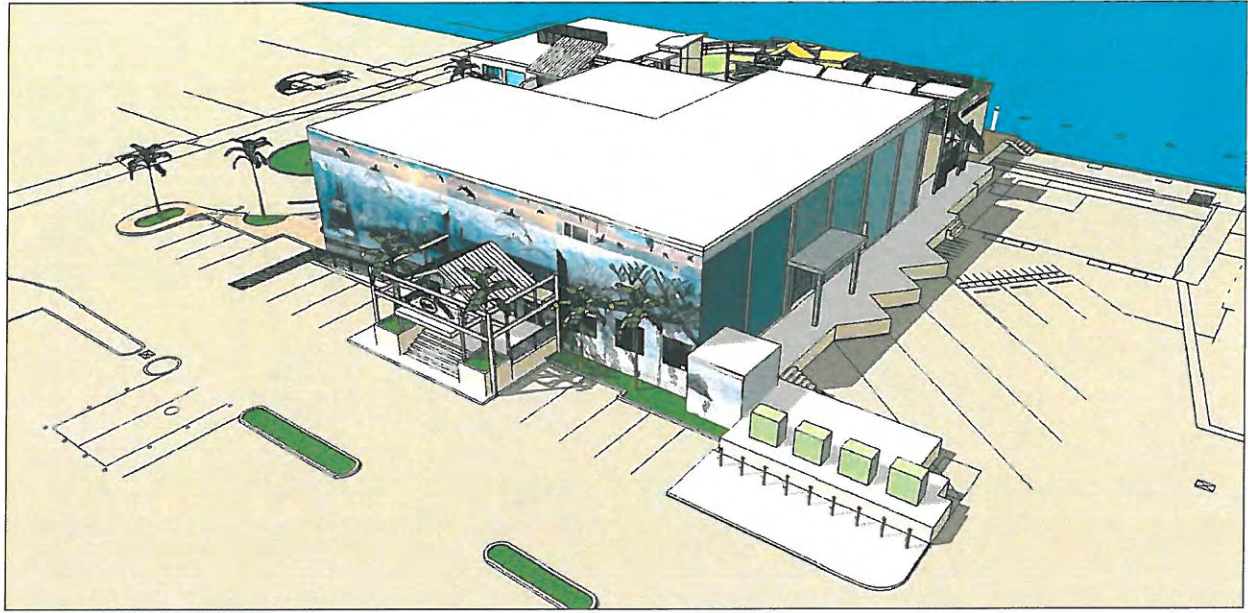
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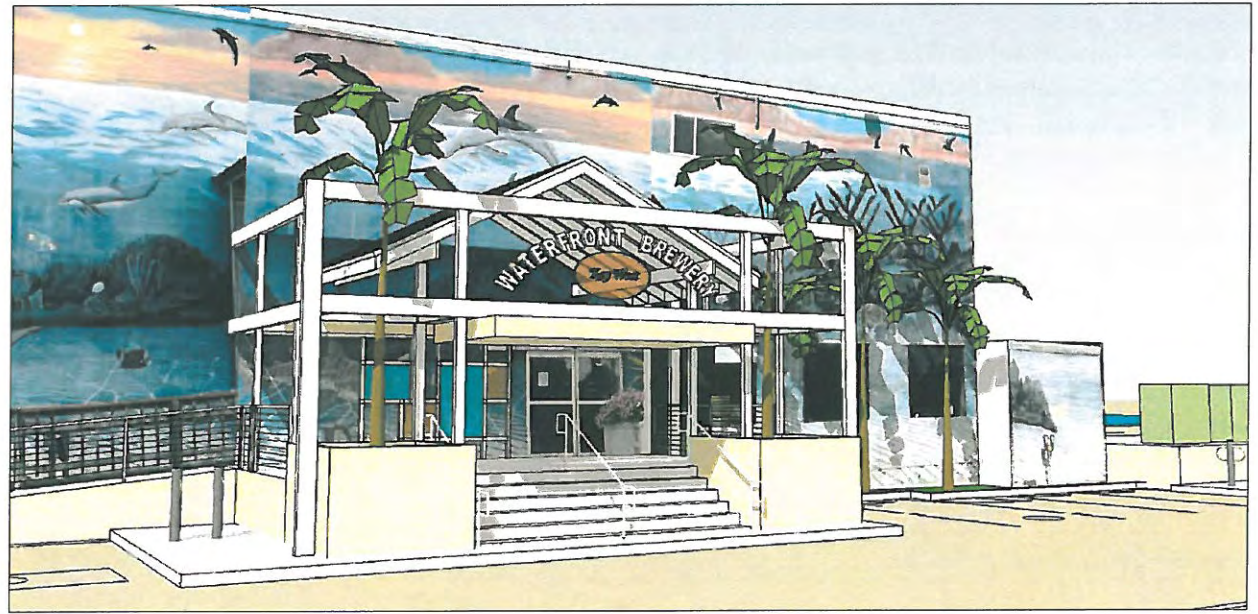




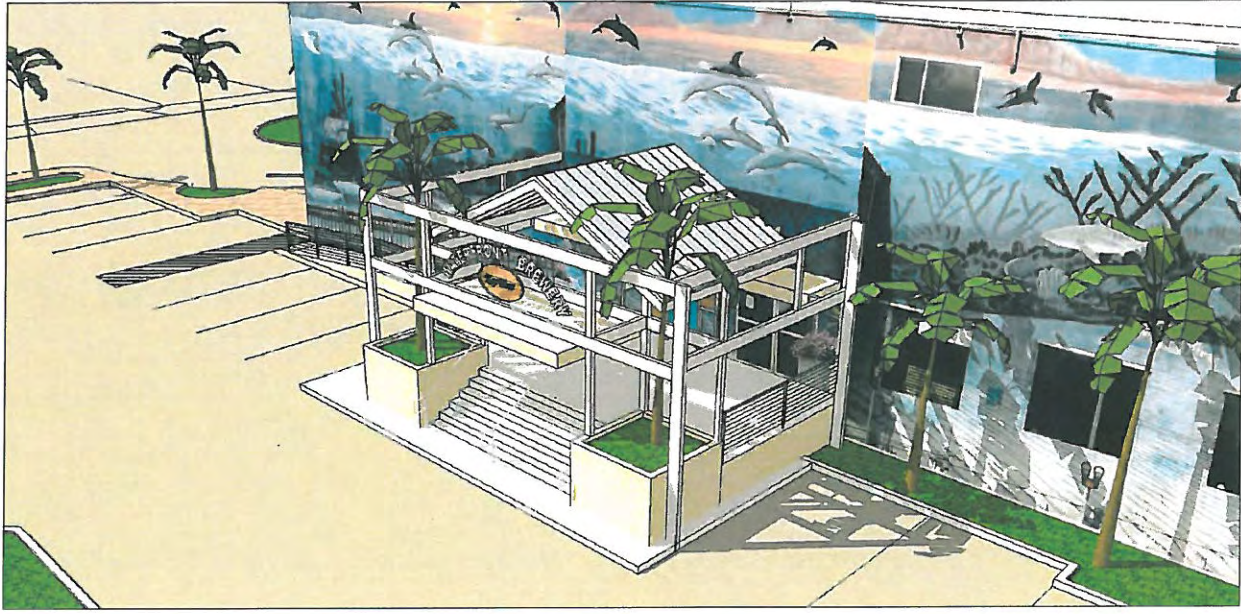
1 ENTRANCE I - AERIAL VIEW
 A-8



2 ENTRANCE I - PERSPECTIVE VIEW
 A-8



3 ENTRANCE I - PERSPECTIVE VIEW
 A-8



4 ENTRANCE I - AERIAL VIEW
 A-8

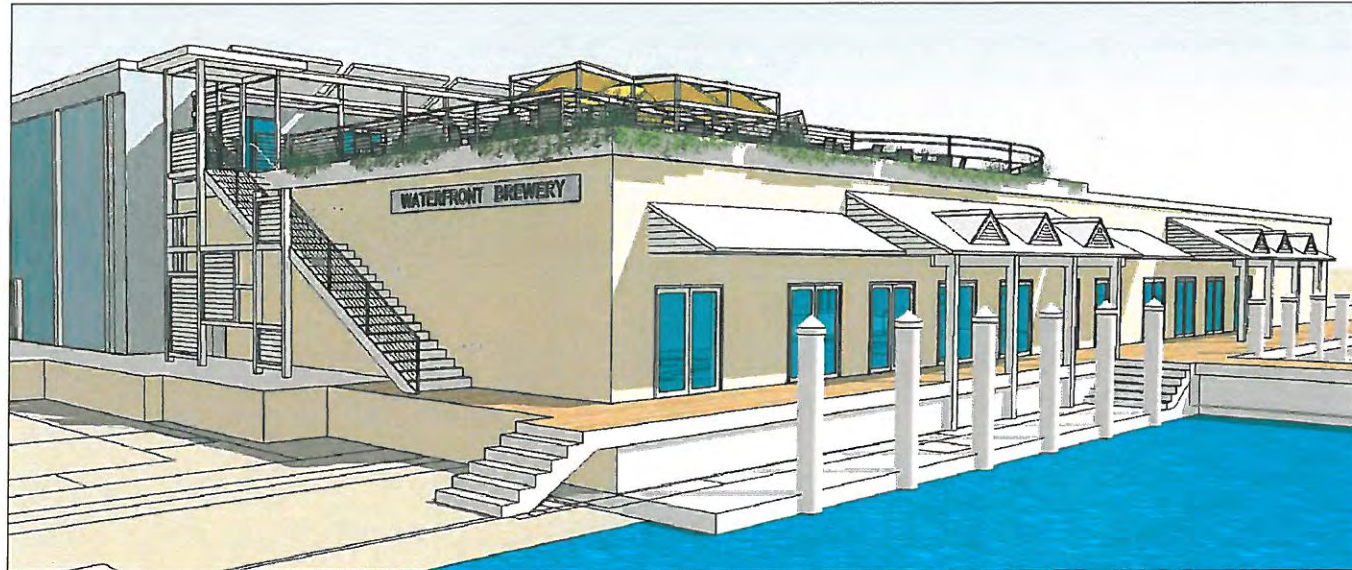
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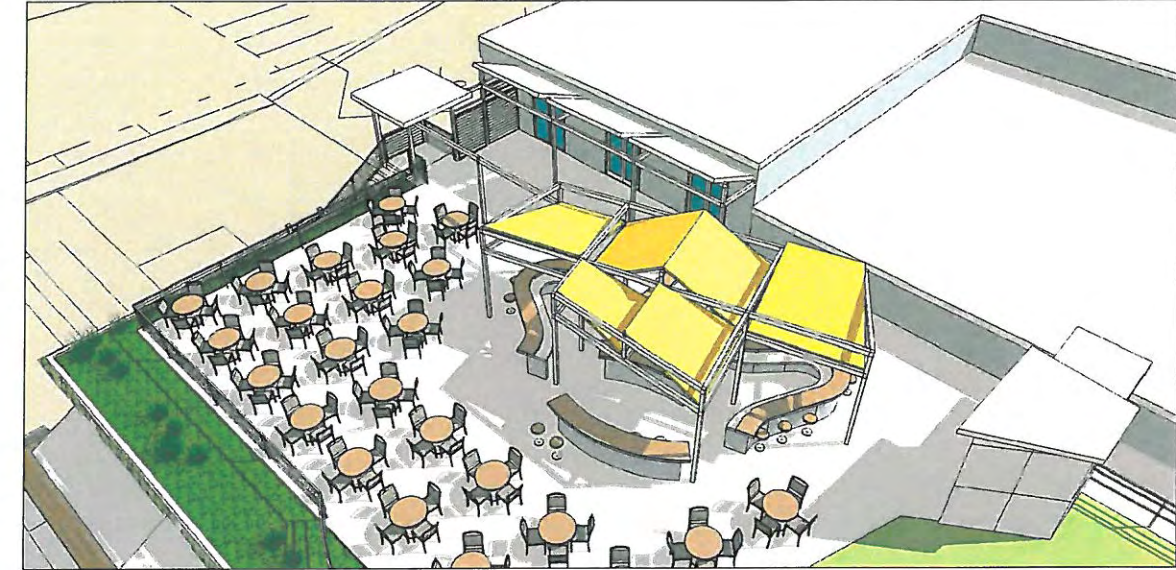
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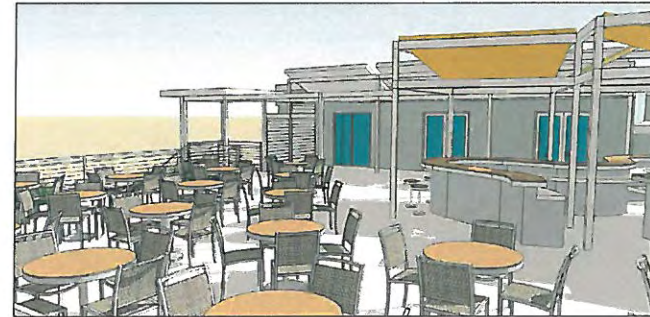
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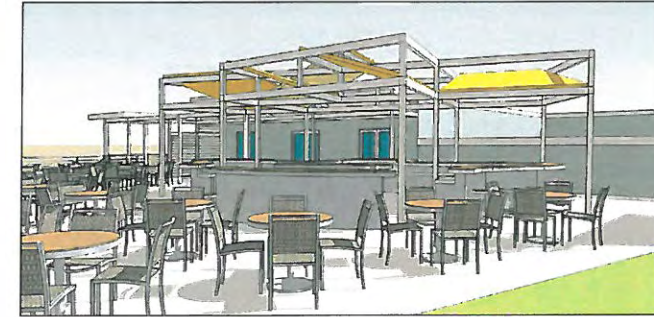
1 PERSPECTIVE VIEW
 A-9



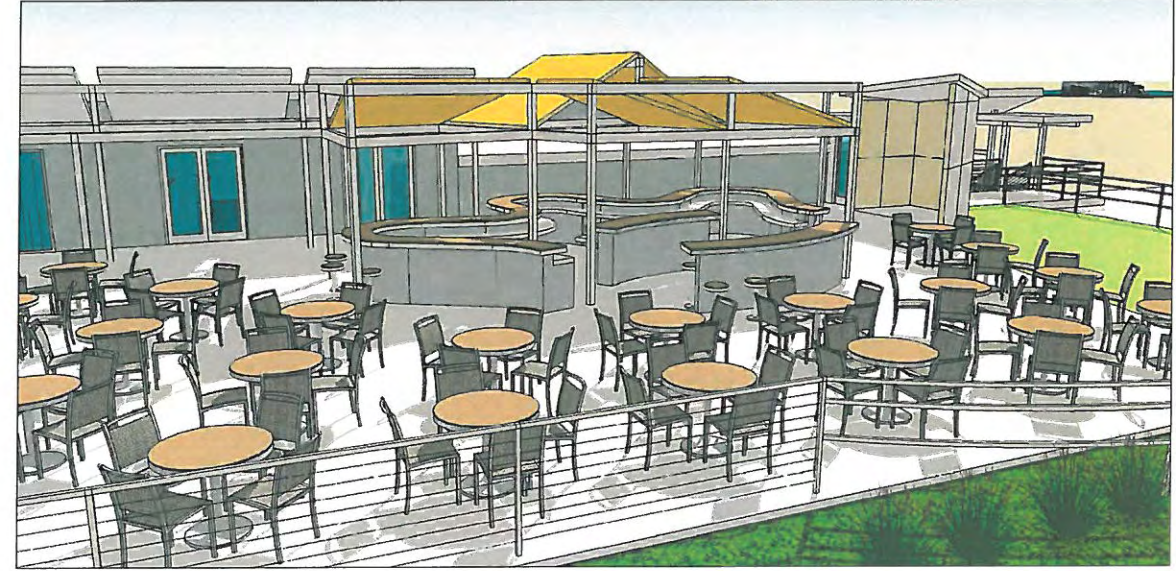
2 ROOF DECK - AERIAL VIEW
 A-9



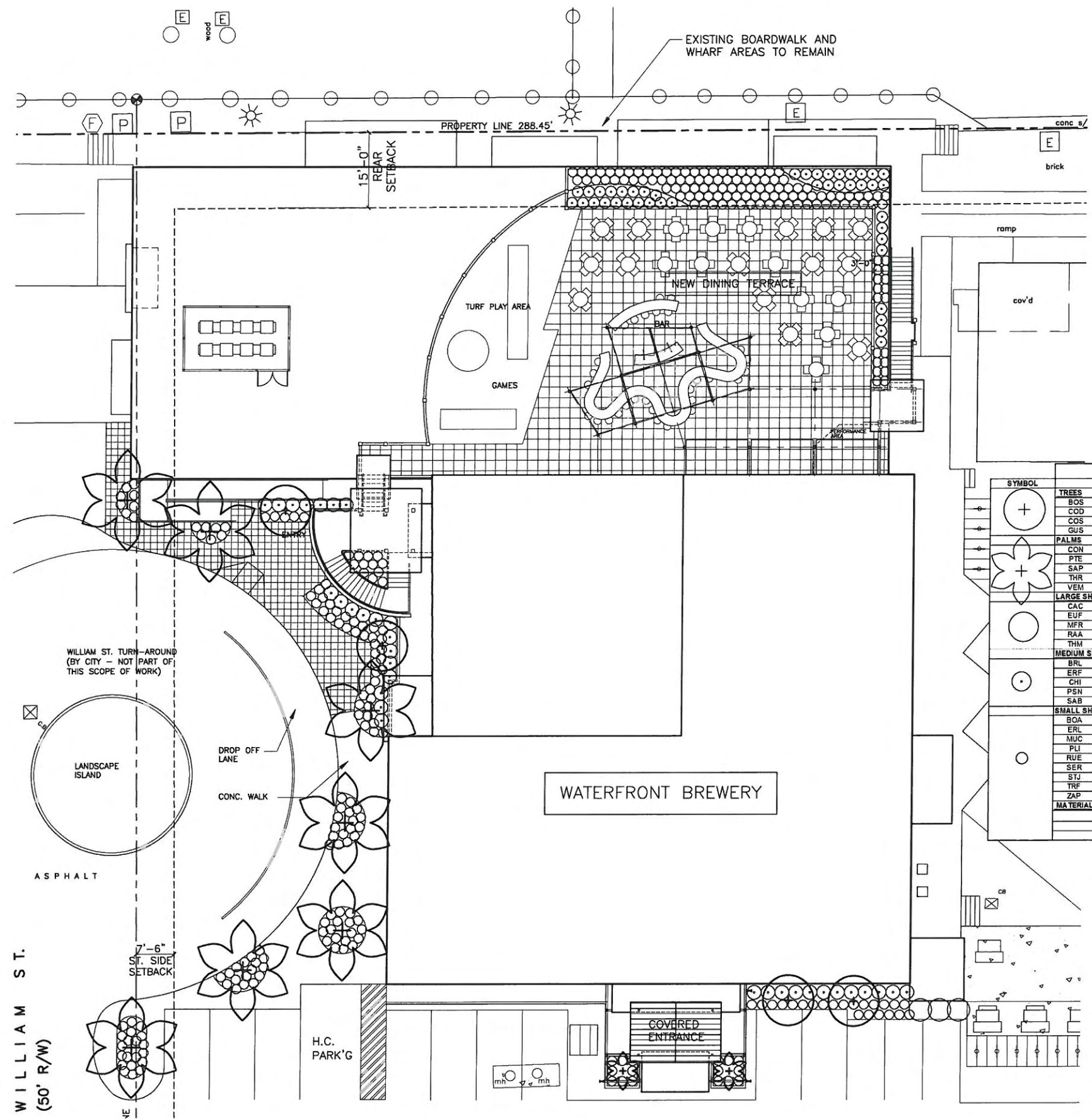
3 PERSPECTIVE VIEW
 A-9



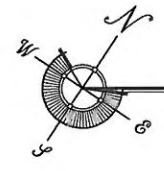
4 PERSPECTIVE VIEW
 A-9



5 ROOF DECK - PERSPECTIVE VIEW
 A-9



| SYMBOL | QUANTITY | SCIENTIFIC NAME | COMMON NAME | NATIVE | CALIPER | HEIGHT | CANOPY | CONTAINER | SPACING | CONDITION |
|----------------------------------|----------|----------------------------|-------------------|--------|---------|------------|---------|-----------|-------------------|---------------------------|
| TREES | | | | | | | | | | |
| BOS | 4 | Bourreria succulenta | Strongbark | Yes | 3'-4" | 10'-12' | 8'-10' | 45 Gal | As Shown | Tree Type |
| COD | | Coccoloba diversifolia | Pigeon Plum | Yes | 3'-4" | 12'-14' | 8'-10' | 45 Gal | As Shown | 6' CT |
| COS | | Cordia sebestena | Orange Geiger | Yes | 3'-4" | 12'-14' | 8'-10' | 45 Gal | As Shown | 6' CT |
| GUS | | Gualacum sanctum | Lignum vitae | Yes | 2'-3" | 8'-10' | 8'-10' | 45 Gal | As Shown | Tree Type |
| PALMS | | | | | | | | | | |
| CON | | Cocos nucifera | Coconut Palm | No | 12'-16" | 26'-28' OA | 20'-22' | B&B | As Shown | 12' Grey Wood |
| PTE | | Psychosperma elegans | Alexander Palm | No | 6'-8" | 10'-12' | 8'-10' | B&B | As Shown | Multi |
| SAP | 9 | Sabal palmetto | Palmetto | Yes | 12'-16" | 10'-14' | 8'-10' | B&B | As Shown | With Boots |
| THR | | Thrinax radialis | Thatch Palm | Yes | 2'-3" | 4'-6" | 4'-6" | 30 Gal | As Shown | Triple |
| VEM | | Veitchii montgomeryana | Montgomery Palm | No | 12'-16" | 12'-14' | 8'-10' | B&B | As Shown | Single |
| LARGE SHRUBS | | | | | | | | | | |
| CAC | | Capparis cynophallophora | Jamaican Caper | Yes | NA | 6'-8" | 3'-4" | 30 Gal | 7' O.C. | Shrub Type |
| EUF | | Eugenia foetida | Spanish Stopper | Yes | NA | 6'-8" | 3'-4" | 30 Gal | 7' O.C. | Shrub Type |
| MFR | 3 | Myrcianthes fragrans | Simpson Stopper | Yes | NA | 6'-8" | 3'-4" | 30 Gal | 7' O.C. | Shrub Type |
| RAA | | Randia aculeata | Indigo Berry | Yes | NA | 6'-8" | 3'-4" | 30 Gal | 7' O.C. | Shrub Type |
| TRM | | Thrinax morrisii | Key Thatch Palm | Yes | 2'-3" | 4'-6" | 4'-6" | 30 Gal | As Shown | Multi |
| MEDIUM SHRUBS | | | | | | | | | | |
| BRL | | Brysonima lucida | Locust Berry | Yes | NA | 36'-48" | 36'-48" | 3 Gal | 4' OC | |
| ERF | | Erihalis fulcosa | Black Torch | Yes | NA | 36'-48" | 36'-48" | 3 Gal | 4' OC | |
| CHI | 58 | Chrysobalanus icaco | Cocoplum | Yes | NA | 24'-36" | 24'-36" | 3 Gal | 4' OC | |
| PSN | | Psychotria nervosa | Wild Coffee | Yes | NA | 24'-36" | 24'-36" | 3 Gal | 4' OC | |
| SAB | | Sava bahamensis | Maiden Bush | Yes | NA | 24'-36" | 24'-36" | 3 Gal | 4' OC | |
| SMALL SHRUBS/GROUND COVER | | | | | | | | | | |
| BOA | | Borrichia arborescens | Sea Ox-Eye Daisy | Yes | NA | 12'-18" | 12'-18" | 3 Gal | 18" O.C. | |
| ERL | | Emodia littoralis | Golden Creeper | Yes | NA | 12'-18" | 12'-18" | 3 Gal | 18" O.C. | |
| MUC | | Muhlenbergia capillaris | Mulky Grass | Yes | NA | 12'-18" | 12'-18" | 3 Gal | 18" O.C. | |
| PLI | | Psychotria ligustrifolia | Ox. Wild Coffee | Yes | NA | 24'-36" | 24'-36" | 3 Gal | 18" O.C. | |
| RUE | | Ruellia brittonia | Ruellia | Yes | NA | 12'-18" | 12'-18" | 1 Gal | 18" O.C. | |
| SER | | Serenoa repens | Saw Palmetto | Yes | NA | 18'-24" | 18'-24" | 7 Gal | 24" O.C. | |
| STJ | | Stachytarpheta jamaicensis | Ponerweed | Yes | NA | 18'-24" | 18'-24" | 1 Gal | 18" O.C. | |
| TRF | | Tripsacum floridanum | Dwarf Fakahatchee | Yes | NA | 18'-24" | 18'-24" | 3 Gal | 24" O.C. | |
| ZAP | | Zamia pumila | Coontie | Yes | NA | 18'-24" | 18'-24" | 7 Gal | 24" O.C. | |
| MATERIALS | | | | | | | | | | |
| | 193 | Planting Soil | | | | | | CY | 24" Pervious Area | Entrance Planter 5' Depth |
| | 30 | Mulch | | | | | | CY | 4" Pervious Area | |



LANDSCAPE PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY FREDERICK H. HILDEBRANDT, SURVEYOR DATED ON 02-27-06

SCALE: 3/32" = 1'-0"

WATERFRONT BREWERY

201 WILLIAM STREET
KEY WEST BIGHT, FLORIDA

