

WILLIAM P. HORN  
ARCHITECT, P.A.

915 LATOR ST.  
KEY WEST,  
FLORIDA  
33040

TEL. (305) 296-6300  
FAX (305) 296-1033

LICENSE NO.  
AA 1000840

**Seatech, Inc.**  
PAUL R. SEMMES, P.E.  
P.E. #44137  
830 CHANE BULEVARD  
SUGARLOAF KEY, FLORIDA  
(305) 294-9900  
CA #28844

# MALLORY SQUARE RESTAURANT

## KEY WEST, FLORIDA

MALLORY SQUARE RESTAURANT  
MALLORY DOCK  
KEY WEST, FLORIDA

SEAL

DATE  
06-03-10  
08-09-10 HARC  
08-31-10 HARC REV.  
10-01-10 DRC  
11-05-10 PL. BD.

REVISIONS  
03-11-11 HARC REV. 2 PL. BD. REV.  
05-09-11 HARC REV.  
05-20-11 PL. BD. REV.

DRAWN BY  
EMA

PROJECT NUMBER  
1006

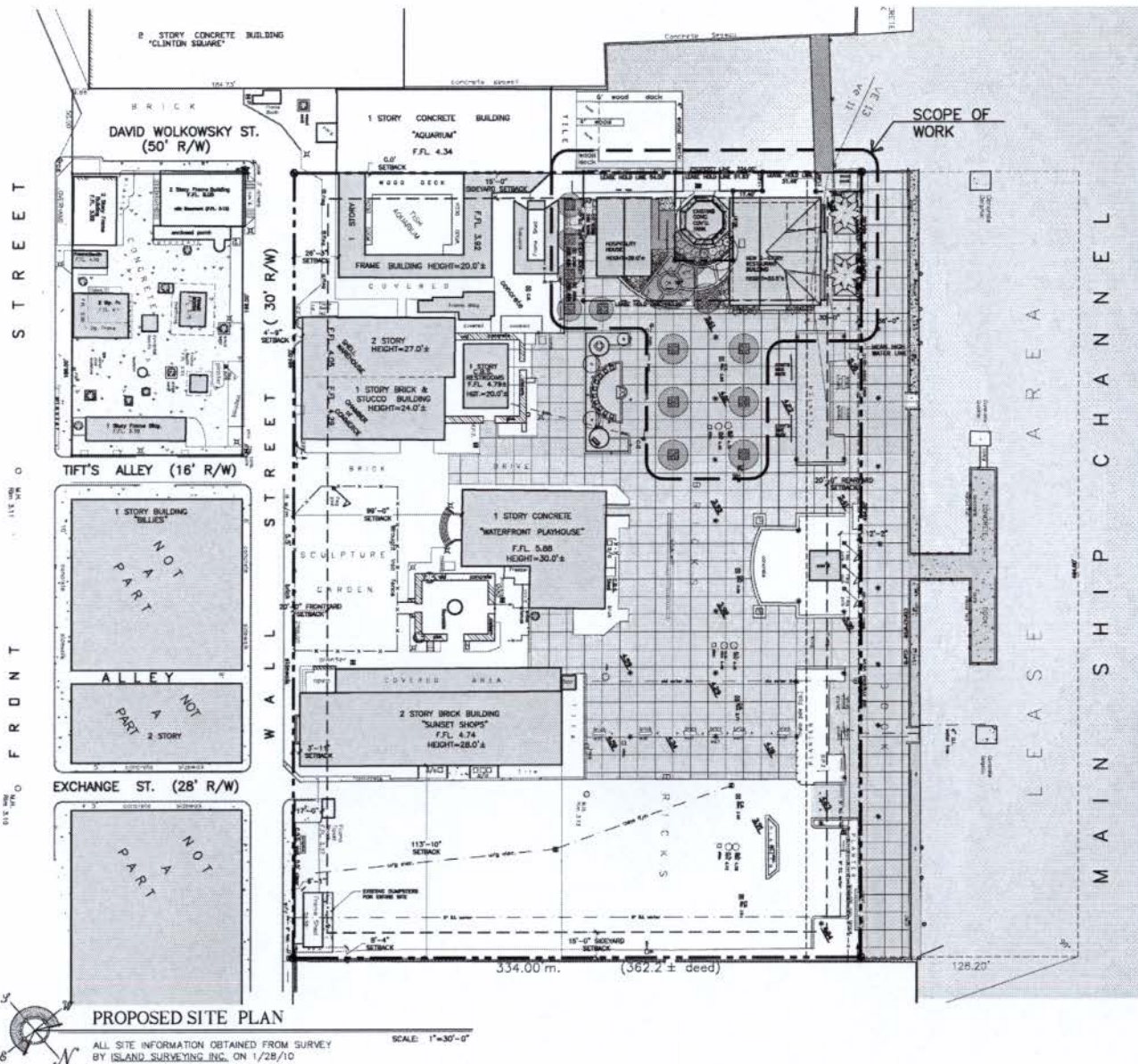


DRAWING LIST	
SHT. No.	DESCRIPTION
T-1	COVER SHEET
A-1	PROPOSED SITE PLAN 1"=30'-0"
A-1.1	PROPOSED SITE PLAN 1/8"=1'-0"
A-2	FIRST FLOOR PLAN 1/8"=1'-0"
A-3	SECOND FLOOR PLAN 1/8"=1'-0"
A-4	ELEVATIONS
A-5	ELEVATIONS
L-1.0	EXISTING TREE DISPOSITION PLAN
L-2.0	LANDSCAPE PLAN
L-2.1	PLANTING PLAN
L-2.2	PLANTING NOTES & DETAILS
C-1	DRAINAGE PLAN
SU-1	SURVEY
EX-1	EXISTING SITE PLAN 1"=30'-0"
EX-1.1	EXISTING SITE PLAN 1/8"=1'-0"
EX-2	EXISTING FIRST FLOOR PLAN 1/8"=1'-0"
D-1	DEMOLITION PLAN 1/8"=1'-0"
A-1a	SITE PLAN- LANDSCAPE SQ. FOOTAGE
A-1b	SITE PLAN- LOT COVERAGE SQ. FOOTAGE
A-2a	CONSUMPTION AREA 1ST & 2ND FLOOR
EX-2a	CONSUMPTION AREA EXISTING

KEY PERSONNEL		
<b>ARCHITECT:</b> WILLIAM P. HORN ARCHITECT, P.A. 915 LATOR ST. KEY WEST, FL 33040 TEL (305) 296-6300	<b>ENGINEERING:</b> PAUL R. SEMMES, P.E. SEATECH, INC. 830 CHANE BULEVARD SUGARLOAF KEY, FLORIDA (305) 294-9900	<b>LANDSCAPE CONSULTANT:</b> ELIZABETH NOWLAND LANDSCAPE ARCHITECTURE, LLC 77 NORTH GINNY AVENUE MAHONING, FL 33060 (305) 481-8331
<b>LAND USE PLANNERS:</b> OWEN TREPANIER & ASSOCIATES, INC. P.O. BOX 2186 KEY WEST, FL 33040 (305) 293-9963	<b>CIVIL ENGINEERING:</b> PEREZ ENGINEERING AND DEVELOPMENT INC. 1010 EAST GUNNERY DRIVE SUITE 200 KEY WEST, FL 33040 TEL (305) 293-9440	<b>SURVEYORS:</b> ISLAND SURVEYING INC. ENGINEERS PLANNERS SURVEYORS 3152 NORTHSHORE DRIVE SUITE 200 KEY WEST, FL 33040 TEL (305) 293-1046
<b>OWNER:</b> TROPICAL SOUP CORPORATION 505 DUNN STREET KEY WEST, FL 33040 TEL (305) 293-1985		

MALLORY SQUARE RESTAURANT  
MALLORY DOCK  
KEY WEST, FLORIDA



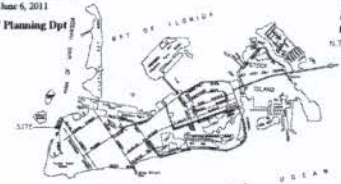


**PROPOSED SITE PLAN**

ALL SITE INFORMATION OBTAINED FROM SURVEY BY ISLAND SURVEYING, INC. ON 1/28/10

SCALE: 1"=30'-0"

RECEIVED  
June 6, 2011  
KW Planning Dept



**LOCATION MAP**  
City of Key West & Stock Island

**SITE DATA**

**SITE AREA:** 154,988 S.F. (3.56 ACRES)  
**LAND USE:** HPS (PUBLIC SERVICES INC. RECREATION & OPEN SPACE)  
**FLOOD ZONE:** V-13/V-11/V-10, AE +9.0'  
**SETBACKS:**  
**FRONT SETBACK:** REQUIRED = 20.0' EXISTING = 4.75' (NOT IN LEASE AREA) PROPOSED = 4.75' (NOT IN LEASE AREA)  
**SIDE SETBACK:** REQUIRED = 15.0' EXISTING = 9.0' (IN LEASE AREA) PROPOSED = 15.0' (IN LEASE AREA)  
**REAR SETBACK:** REQUIRED = 20.0' EXISTING = 20.18' (IN LEASE AREA) PROPOSED = 20.18' (IN LEASE AREA)  
**COASTAL CONST. CONTROL LINE:** REQUIRED = 30.0' EXISTING = 25.0' PROPOSED = 18.18'  
**FAR:** ALLOWABLE: 1.0 MAX. (154,988 S.F.) EXISTING: 0.25 (38,736 S.F.) PROPOSED: 0.27 (42,210 S.F.)  
**HEIGHT:** ALLOWABLE: 25.0' EXISTING: 28.86' (HOSPITALITY HOUSE) PROPOSED: 33.62' (NEW RESTAURANT 6.0L) [ONLY NON-HABITABLE ROOF AREA IS ABOVE 25.0']  
**LOT COVERAGE AREA:** REQUIRED: 81,995 S.F. (40% MAX.) EXISTING: 33,182 S.F. (21.38%) PROPOSED: 35,530 S.F. (22.9%)  
**IMPERVIOUS AREA:** REQUIRED: 77,494 S.F. (50% MAX.) EXISTING: 140,780 S.F. (90.83%) PROPOSED: 140,780 S.F. (90.83%)  
**LANDSCAPE AREA:** REQUIRED: 208 EXISTING: 14,775 S.F. (9.14%) PROPOSED: 14,205 S.F. (9.16%)  
**PARKING IN PARKING WAIVER ZONE:**  
**CONSUMPTION AREA - PARCEL 2:** EXISTING: 3,484.4 S.F. = 1,102.6 S.F. (NON CONSUMPTION AREA) 2,381.8 S.F. (CONSUMPTION AREA) (158 SEATS @ 15 S.F./SEAT) PROPOSED: 2,344 S.F. (106 SEATS @ 15 S.F./SEAT)  
**CONSUMPTION AREA - PARCEL 1:** EXISTING: 0 S.F. (0 SEATS @ 15 S.F./SEAT)

**BUILDING DATA**

EXISTING BUILDING DATA			
1ST FLOOR ENCLOSED	1,100 S.F.	1ST FLOOR COVERED	380 S.F.
TOTAL EXISTING ENCLOSED 1,100 S.F.		TOTAL EXISTING COVERED 1,360 S.F.	
PROPOSED BUILDING DATA			
1ST FLOOR ENCLOSED	2,842 S.F.	1ST FLOOR COVERED	482 S.F.
2ND FLOOR ENCLOSED	1,891 S.F.	2ND FLOOR COVERED	730 S.F.
TOTAL PROPOSED ENCLOSED 4,733 S.F.		TOTAL PROPOSED COVERED 1,197 S.F.	

WILLIAM P. HORN  
ARCHITECT, P.A.

343 EAST ST.  
KEY WEST,  
FLORIDA  
33940

TEL: 305 296-4302  
FAX: 305 296-1033

LICENSE NO.  
AA 000540

Seatech Inc.

PAUL R. GEMMES, P.E.  
P.E. #4157  
520 CRANE BOULEVARD  
SUGARLOAF KEY, FLORIDA  
33052-3448  
CA 40884

MALLORY  
SQUARE  
RESTAURANT  
MALLORY DOCK  
KEY WEST, FLORIDA

SEAL

DATE:  
06-03-10  
08-09-10 HARC  
08-31-10 HARC REV.  
10-01-10 DRC  
11-05-10 PL. BD.

REVISIONS:  
03-11-11 HARC REV. & PL. BD. REV.  
03-09-11 HARC REV.  
05-20-11 PL. BD. REV.

DRAWN BY  
EMA

PROJECT  
NUMBER  
1006

MALLORY SQUARE RESTAURANT  
MALLORY DOCK  
KEY WEST, FLORIDA



1 STORY  
CONCRETE  
BUILDING  
"AQUARIUM"  
F.F.L. 4.34

RECEIVED  
June 6, 2011  
KW Planning Dpt

WILLIAM P. HORN  
ARCHITECT, P.A.

943 EATCH ST  
KEY WEST,  
FLORIDA  
30940  
  
TEL: (305) 294-4300  
FAX: (305) 294-1883  
  
LICENSE NO.  
AA 000040

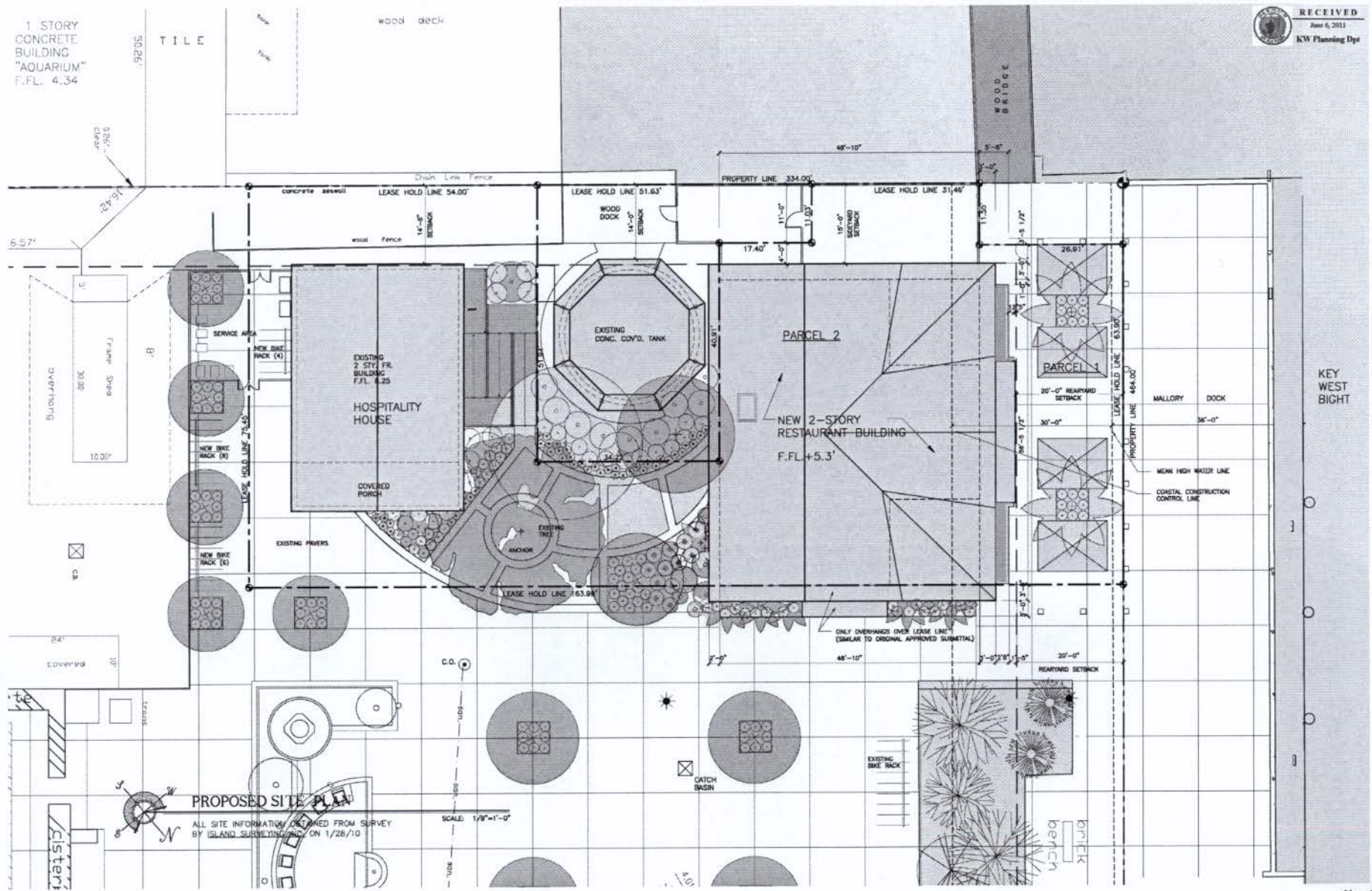
Sealtech  
PAUL R. SEMMES, P.E.  
P.E. #44107  
650 CRANE BOULEVARD  
SUGARLOAF KEY, FLORIDA  
33002-2440  
CA #2884

MALLORY  
SQUARE  
RESTAURANT  
MALLORY DOCK  
KEY WEST, FLORIDA

SEAL

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REVISIONS  
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& PL. BD. REV.  
05-09-11 HARC REV.  
05-20-11 PL. BD. REV.

DRAWN BY  
EMA  
  
PROJECT  
NUMBER  
1006



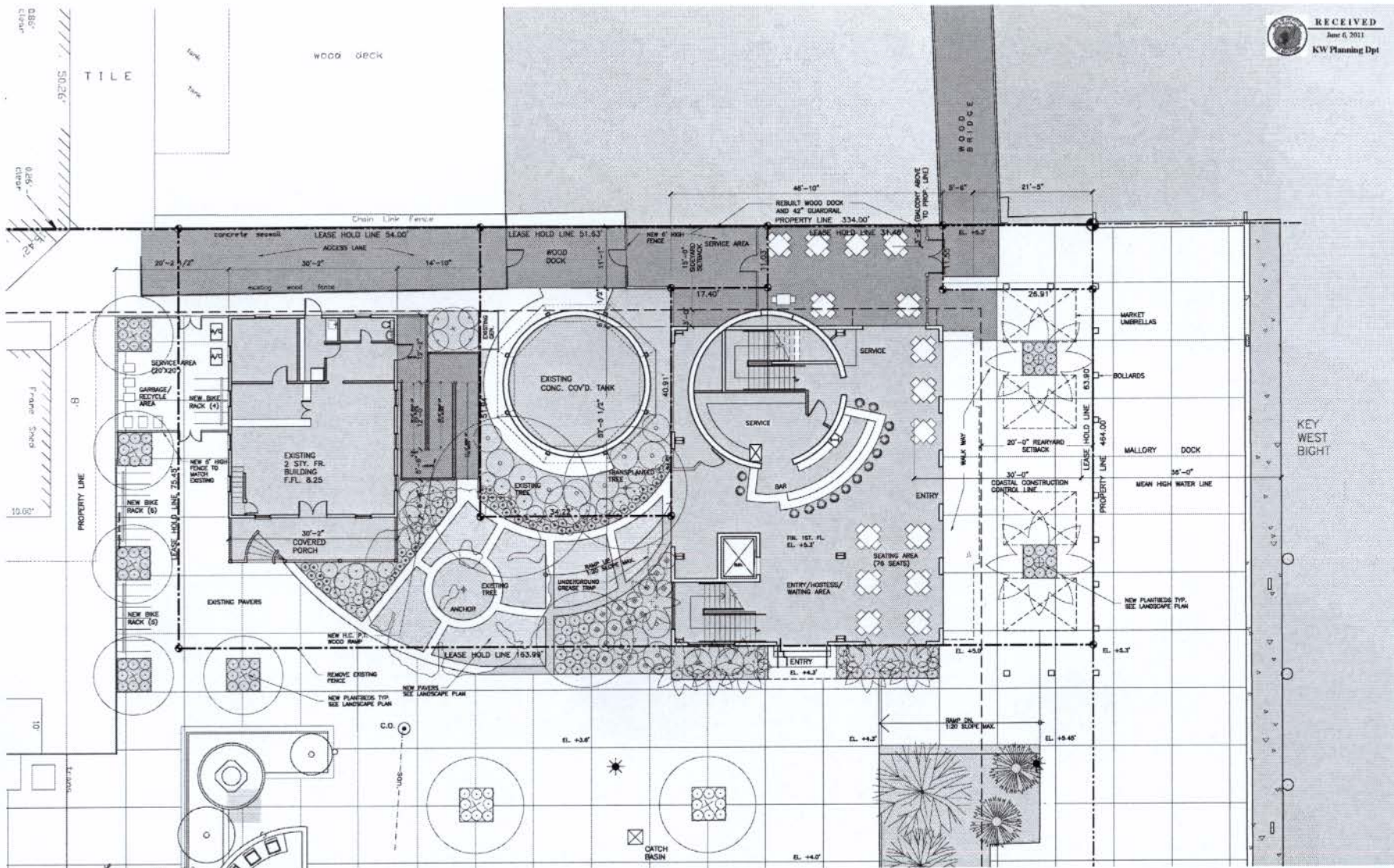
**PROPOSED SITE PLAN**

ALL SITE INFORMATION OBTAINED FROM SURVEY  
BY ISLAND SURVEYING, INC. ON 1/26/10

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

MALLORY SQUARE RESTAURANT  
MALLORY DOCK  
KEY WEST, FLORIDA





PROPOSED FIRST FLOOR PLAN  
SCALE: 1/8"=1'-0"

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June 6, 2011  
KW Planning Dpt

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ARCHITECT, P.A.

918 EAST 101 ST.  
KEY WEST,  
FLORIDA  
32040

TEL: 305 296-6300  
FAX: 305 296-1033  
LICENSE NO.  
AA 000360

**Seefish**  
PAUL R. SEEMER, P.E.  
P.E. #44337  
620 CRANE BOULEVARD  
BUDAPEST KEY, FLORIDA  
32002-29663  
CA #28984

MALLORY SQUARE RESTAURANT  
MALLORY DOCK  
KEY WEST, FLORIDA

SEAL \_\_\_\_\_

DATE  
06-03-10  
08-09-10 HARC  
08-31-10 HARC REV.  
10-01-10 DEC  
11-05-10 PL. BD.

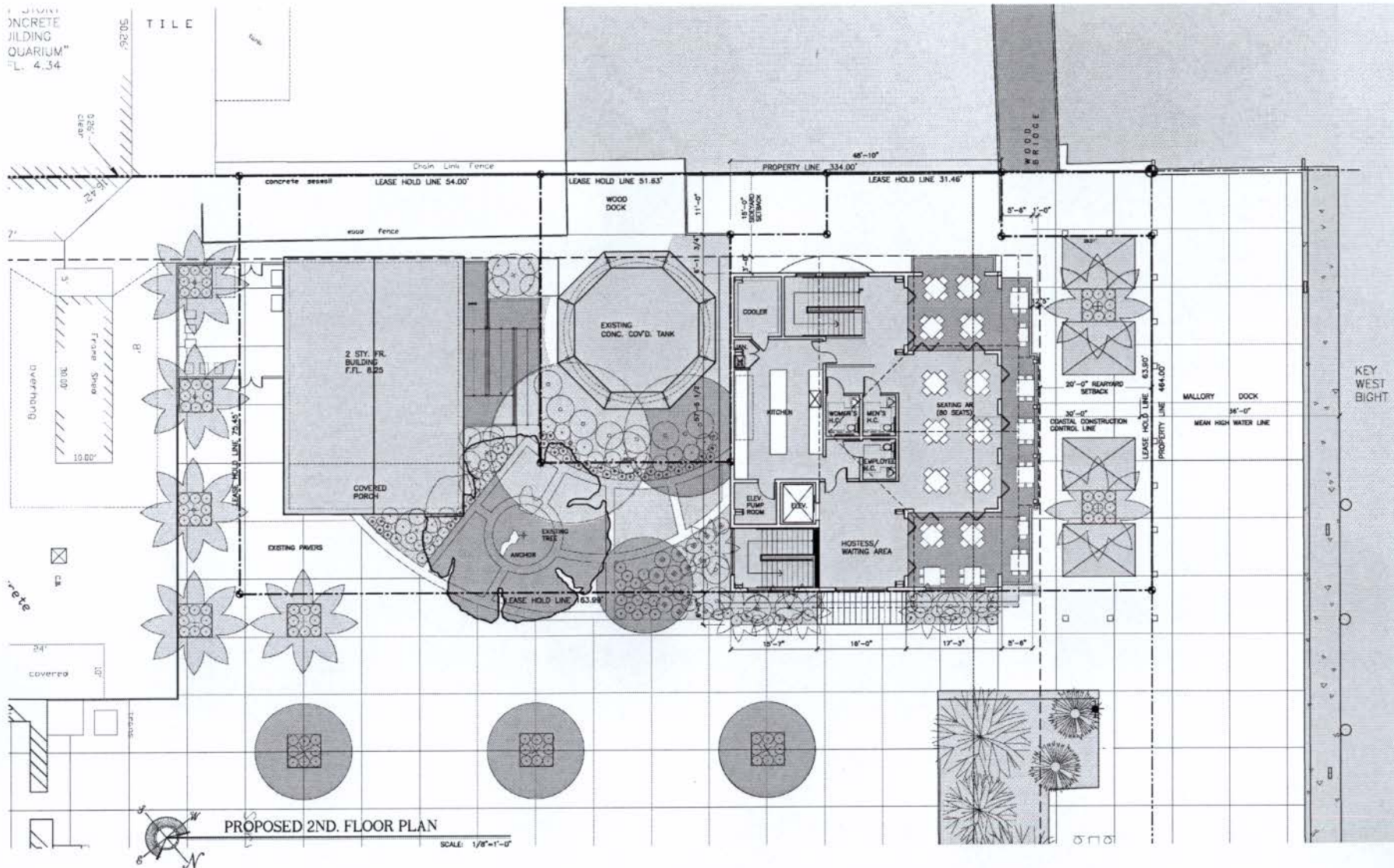
REVISIONS  
03-11-11 HARC REV.  
05-09-11 HARC REV.  
05-20-11 PL. BD. REV.

DRAWN BY  
EMA

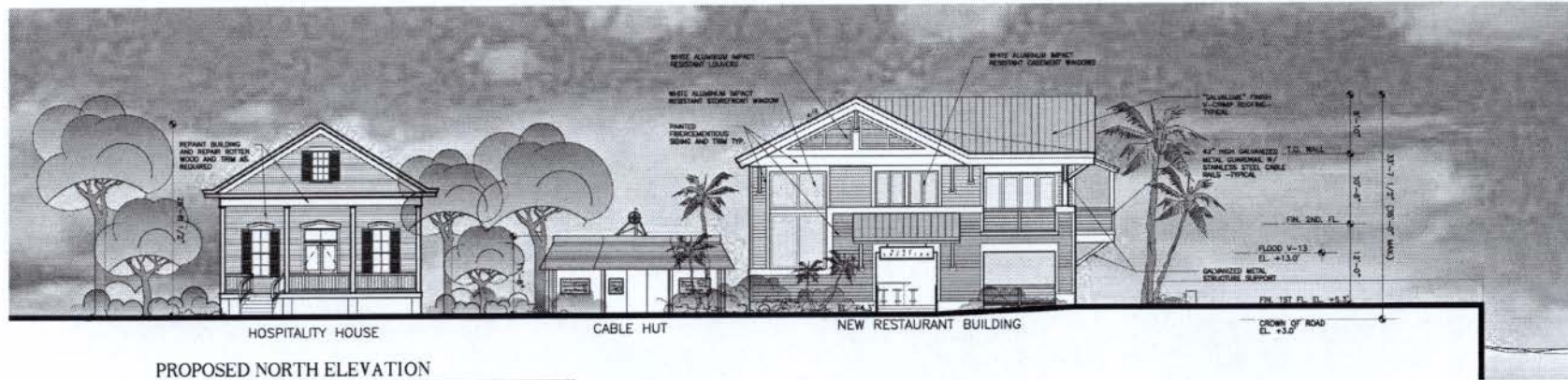
PROJECT NUMBER  
1006



MALLORY SQUARE RESTAURANT  
MALLORY DOCK  
KEY WEST, FLORIDA



MALLORY SQUARE RESTAURANT  
 MALLORY DOCK  
 KEY WEST, FLORIDA



PROPOSED NORTH ELEVATION  
 SCALE: 1/8"=1'-0"



PROPOSED WEST ELEVATION  
 SCALE: 1/8"=1'-0"

SEAL \_\_\_\_\_

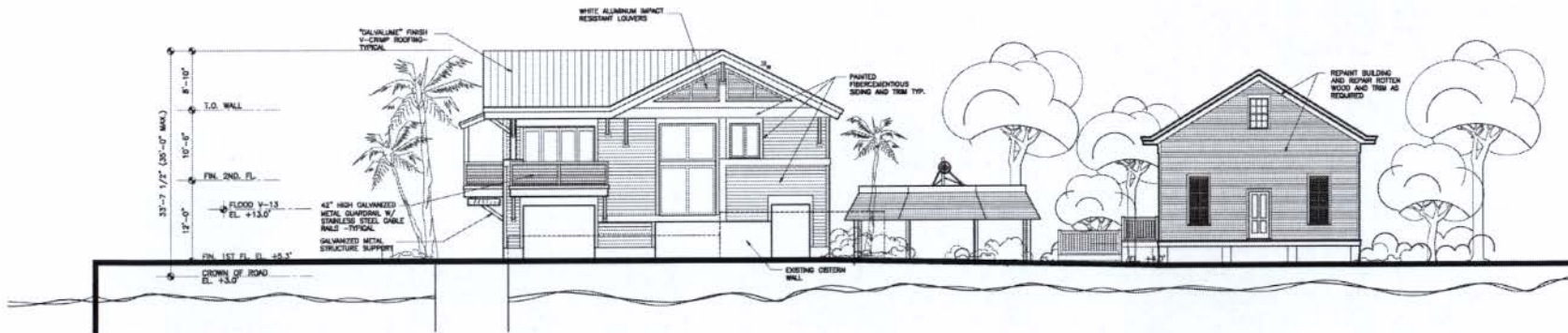
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 06-09-10 HARC  
 09-28-10 HARC REV.  
 10-01-10 DRC  
 11-03-10 PL. BD.  
 REVISIONS  
 03-11-11 HARC REV.  
 & PL. BD. REV.  
 05-09-11 HARC REV.  
 05-20-11 PL. BD. REV.

DRAWN BY  
 EMA

PROJECT NUMBER  
 1006

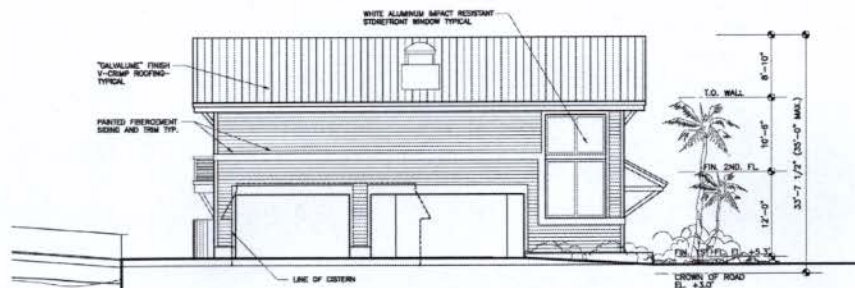
MALLORY SQUARE RESTAURANT  
 MALLORY DOCK  
 KEY WEST, FLORIDA





PROPOSED SOUTH ELEVATION

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



PROPOSED EAST ELEVATION

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

RECEIVED  
 Apr 6, 2011  
 K/W Planning Dept

ELIZABETH  
 NEWLAND  
 LANDSCAPE  
 ARCHITECTURE, LLC

73 North Couch Avenue  
 Marathon, Florida 33500  
 Tel: 352-481-6301



Consultants

Revisions

MALLORY SQUARE  
 RESTAURANT  
 KEY WEST, FLORIDA

Drawing Size: 11x17  
 Project #: 11-010  
 Drawn By: JN  
 Checked By: EN

Title: EXISTING TREE  
 DISPOSITION  
 PLAN

Sheet Number:  
**L-1.0**

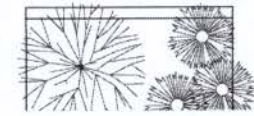
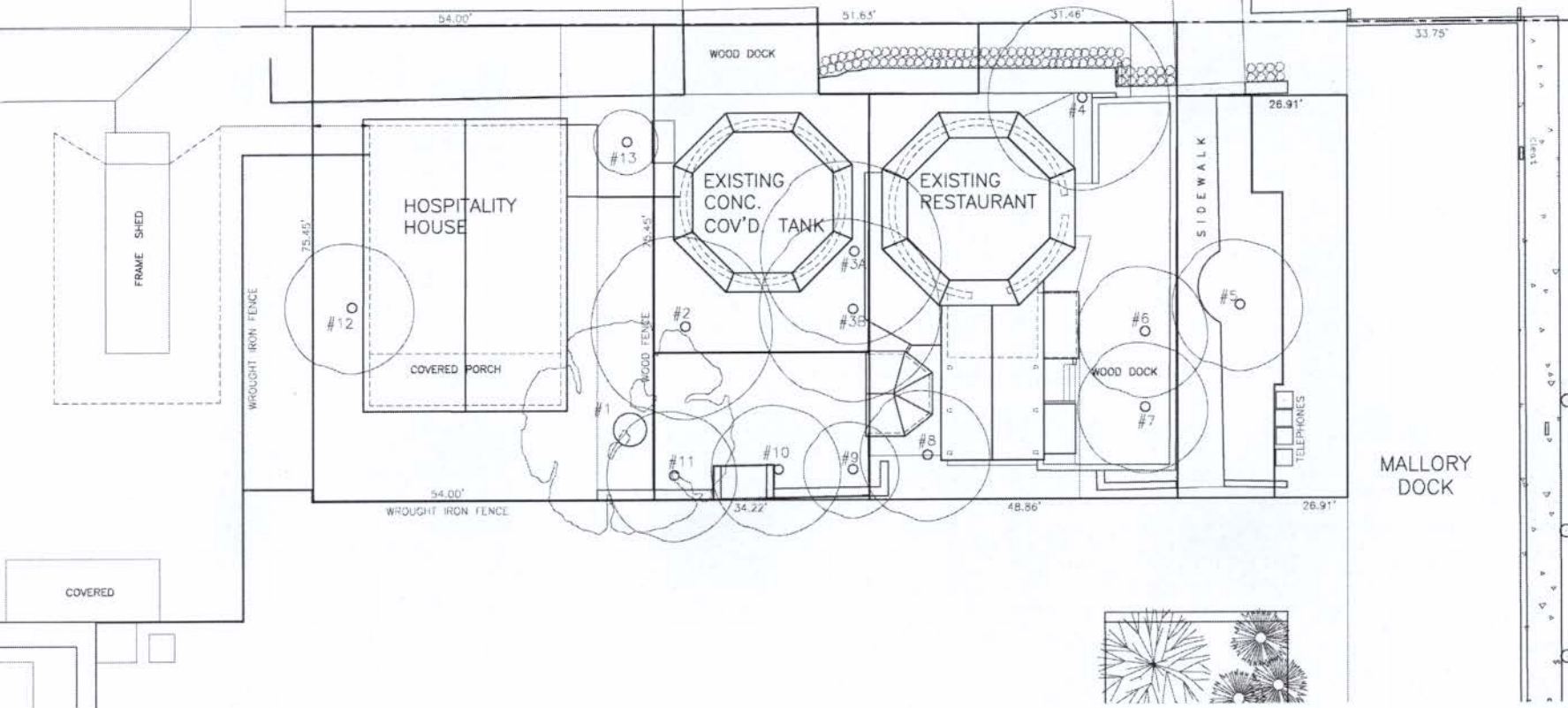
Date: MAY 20, 2011

ONE STORY CONCRETE  
 BUILDING "AQUARIUM"  
 F.F.L. 4.34

TANK  
 TANK

WOOD  
 DECK

WOOD BRIDGE



**MALLORY SQUARE RESTAURANT EXISTING TREE & PALM DISPOSITION**

NUMBER	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CALIPER	CONDITION	STATUS	TRANSPLANT LOCATION
1	Ficus aurea	Ficus	35'	30'	40"	Good	Remain	
2	Bursera simaruba	Gumbo Limbo	20'	30'	12"/12"	Good	Remain	
3A	Coccoloba utilis	Sea Grape	30'	30'	6" x 6" Multi	Fair	Remove	
3B	Coccoloba utilis	Sea Grape	30'	30'	6" x 6" Multi	Fair	Remove	
4	Coccoloba utilis	Sea Grape	30'	30'	6" x 6" Multi	Fair	Remove	
5	Bursera simaruba	Gumbo Limbo	20'	20'	10"	Poor	Transplant	Mallory Square Plant Bed
6	Bursera simaruba	Gumbo Limbo	20'	20'	13"	Good	Transplant	North West of Tank
7	Delonix regia	Palmetto	20'	20'	11 1/2"	Poor	Remove	
8	Coccothrinax	Coconut Palm	20'	20'	12"	Good	Remove	
9	Ficus benghalensis	Ficus	15'	10'	4"	Poor	Remove	
10	Coccothrinax	Coconut Palm	20'	20'	12"	Good	Remove	
11	Coccothrinax	Coconut Palm	20'	20'	12"	Good	Remove	
12	Coccothrinax	Coconut Palm	20'	20'	12"/Best	Fair	Remove	
13	Washingtonia robusta	Washington Palm	50'	10'	12"	Fair	Remove	

9/20/2010

**EXISTING TREE DISPOSITION PLAN**  
 SCALE: 1/8" = 1'-0"

ALL SITE INFORMATION OBTAINED FROM SURVEY  
 BY ISLAND SURVEYING INC. ON 1/28/10





**RECEIVED**  
 JUN 6 2011  
 KW Planning Dept

**ELIZABETH  
 NEWLAND**  
 LANDSCAPE  
 ARCHITECTURE, LLC

73 North Couch Avenue  
 Marathon, Florida 33090  
 Tel: 335-481-6301



Consultants:

Revisions:

**MALLERY SQUARE  
 RESTAURANT**  
 KEY WEST, FLORIDA

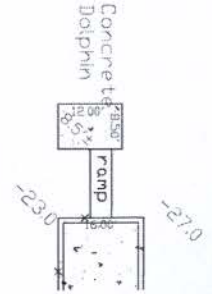
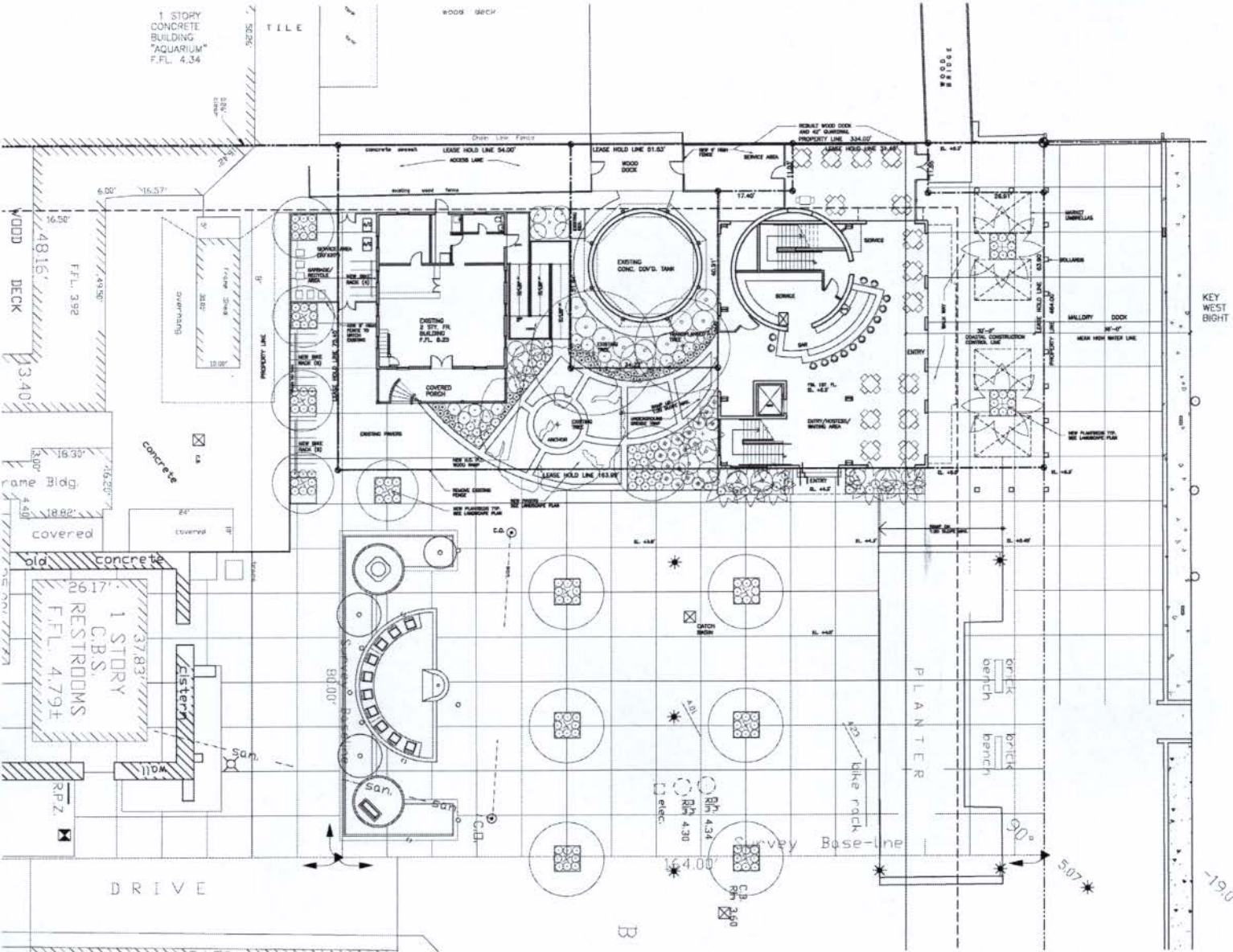
Drawing Size	Project #
Sheet	
Drawn By:	Checked By:
Jr	SM

**LANDSCAPE  
 PLAN**

Sheet Number:

**L-2.0**

Date - MAY 30, 2011



**1**  
**LANDSCAPE PLAN**  
 SCALE: 3/32" = 1'-0"

RECEIVED  
 June 4, 2011  
 KW Planning Dept

ELIZABETH  
 NEWLAND  
 LANDSCAPE  
 ARCHITECTURE, LLC  
 73 North Couch Avenue  
 Manatee, Florida 33500  
 Tel: 352-481-0301



Consultants:  
 \_\_\_\_\_  
 \_\_\_\_\_

Revisions:  
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MALLORY SQUARE  
 RESTAURANT  
 KEY WEST, FLORIDA

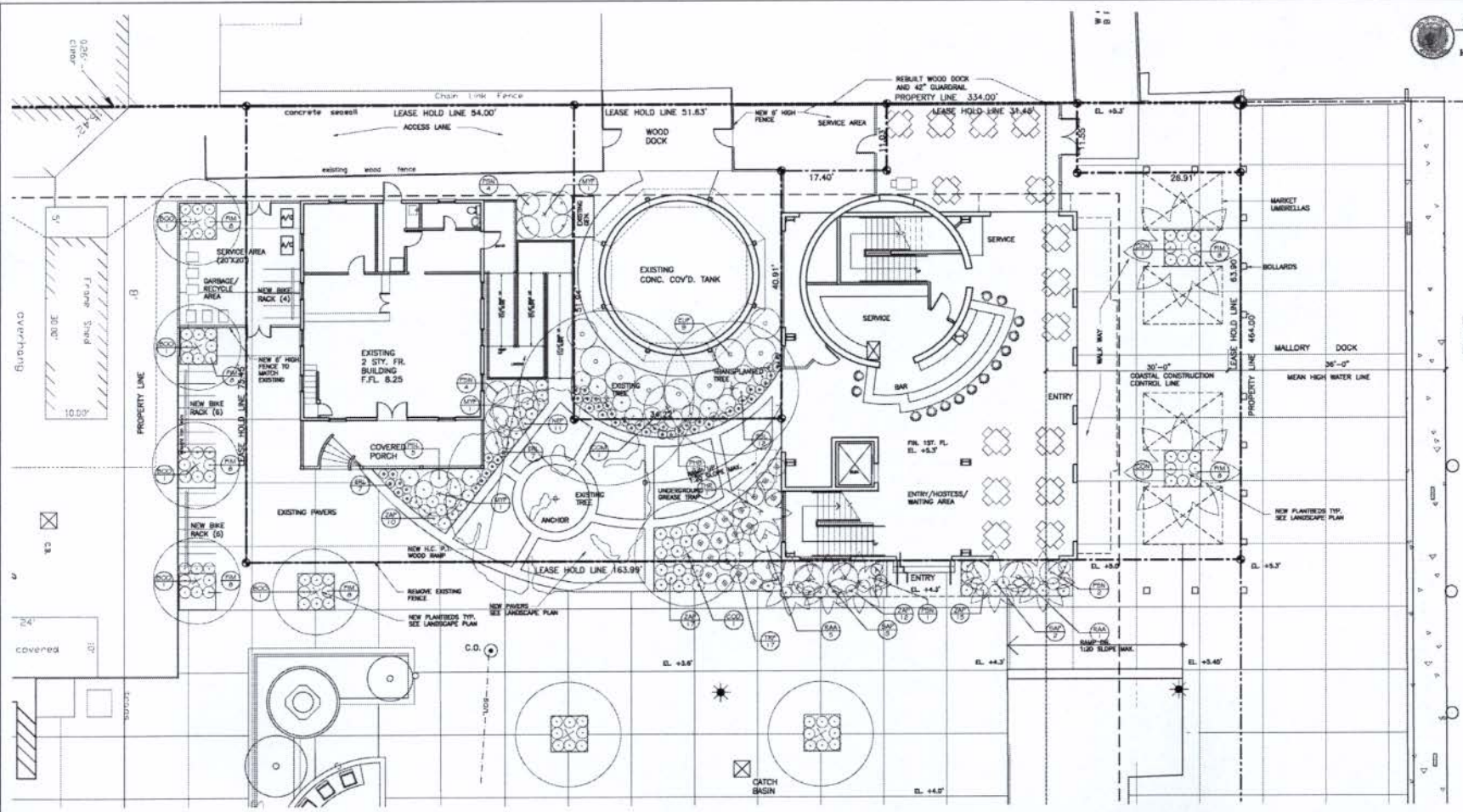
Drawing Size: Project #  
 2010

Drawn By: Checked By:  
 JF

Title: PLANTING PLAN

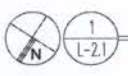
Sheet Number: L-2.1

Date: MAY 25, 2011



**MALLORY SQUARE RESTAURANT PLANT LIST**

SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	NATIVE	CALIPER	HEIGHT	CANOPY	CONTAINER	SPACING	CONDITION
<b>SHADE TREES/PALMS</b>										
BOO	5	Bougainvillea ovata	Stringbark	Yes	4'-6"	14'-18"	12'-14'	45 Gal	As Shown	8' CT
CCM	1	Coccoloba miraguama	Coccoloba Miraguama	No	9'-8"	10'-12'	8'-10'	45 Gal	As Shown	Matched Multi
COO	1	Coccoloba diversifolia	Pigeon Plum	Yes	4'-6"	12'-14'	8'-10'	45 Gal	As Shown	8' CT
CON	2	Coccotheca nucifera	Coconut Palm	No	12'-14'	30'	20'-22'	8 & 5	As Shown	28' CT No Band
SGP	5	Sabal palmetto	Sabal Palm	Yes	12'-14'	10'-14'	NA	8 & 5	As Shown	With Bands
THR	1	Thrinax radiata	Thatch Palm	Yes	3'-4'	8'-10'	6'-8'	45 Gal	As Shown	Multi
<b>SMALL TREES/LARGE SHRUBS</b>										
EUP	8	Eugenia foetida	Spanish Stopper	Yes	NA	6'-8'	3'-4'	25 Gal	As Shown	Shrub Type
MYF	3	Myrsine frangula	Common Stopper	Yes	NA	6'-8'	3'-4'	25 Gal	As Shown	Shrub Type
RAA	5	Randia aculeata	White Indigo Berry	Yes	NA	6'-8'	3'-4'	25 Gal	As Shown	Shrub Type
<b>MEDIUM SHRUBS</b>										
PSN	11	Psychotria venosa	Wild Coffee	Yes	NA	24'-30"	24'-30"	3 Gal	As Shown	Shrub Type
<b>SMALL SHRUBS/GROUNDCOVER</b>										
ERL	14	Eriodictyon litorea	Golden Creeper	Yes	NA	12'-18"	12'-18"	1 Gal	As Shown	
FM	54	Ficus microcarpa 'Green Island'	Green Island Ficus	No	NA	18'-24"	18'-24"	3 Gal	As Shown	
WEP	11	Wedelia exaltata	Scrub Fern	Yes	NA	12'-18"	12'-18"	1 Gal	As Shown	
PVB	37	Philodendron 'Burlie Marx'	Burlie Marx Philodendron	No	NA	12'-18"	12'-18"	3 Gal	As Shown	
PBL	17	Psychotria ligustrifolia	Deerf Wild Coffee	Yes	NA	24'-30"	24'-30"	3 Gal	As Shown	
TSP	17	Tippuraria bicoloratum	Deerf Fakahatchee	Yes	NA	18'-24"	18'-24"	3 Gal	As Shown	
<b>ACCENTS</b>										
ZAP	39	Zamia pumila	Coontie	Yes	NA	24'-30"	24'-30"	7 Gal	As Shown	

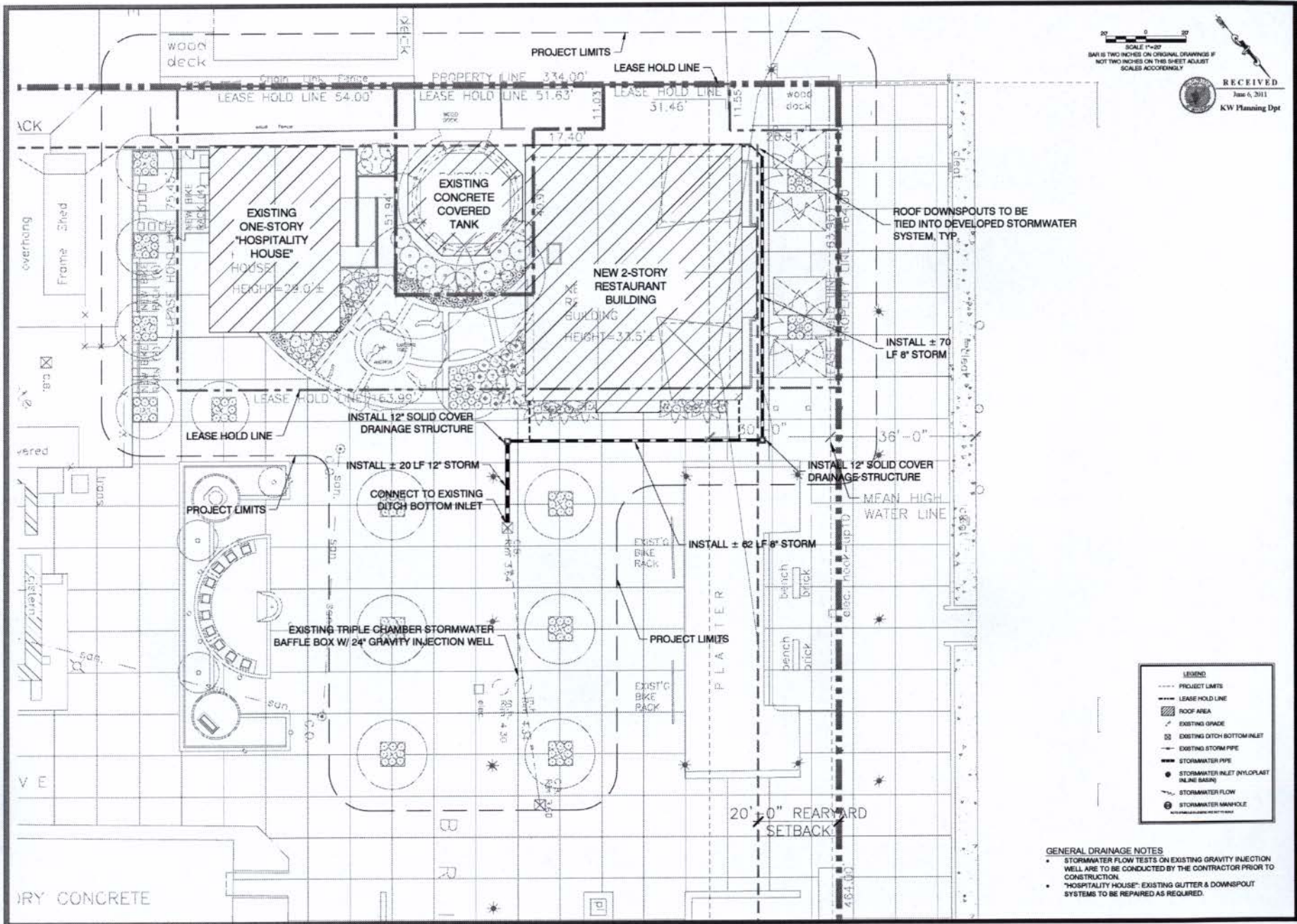


PLANTING PLAN

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

1  
 1-2.1





0 10 20  
 SCALE 1"=20'  
 BAR IS TWO INCHES ON ORIGINAL DRAWINGS IF NOT TWO INCHES ON THIS SHEET ADJUST SCALES ACCORDINGLY

**RECEIVED**  
 June 6, 2011  
 KW Planning Dpt

CONSULTING ENGINEER: ALBERT PEREZ, P.E.  
 11000 SW 15th Ave, Suite 400  
 Miami, FL 33185  
 TEL: (305) 274-1100  
 FAX: (305) 274-1101  
 WWW: WWW.PEREZENGINEERING.COM

**PEREZ ENGINEERING**  
 & DEVELOPMENT, INC.  
 11000 SW 15th Ave, Suite 400  
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 FAX: (305) 274-1101  
 WWW: WWW.PEREZENGINEERING.COM

ALBERT PEREZ, P.E.  
 Project Engineer  
 May 28, 2011

REVISIONS:

NO.	DATE	DESCRIPTION
1	5/28/11	ISSUE FOR PERMITS
2		
3		
4		
5		

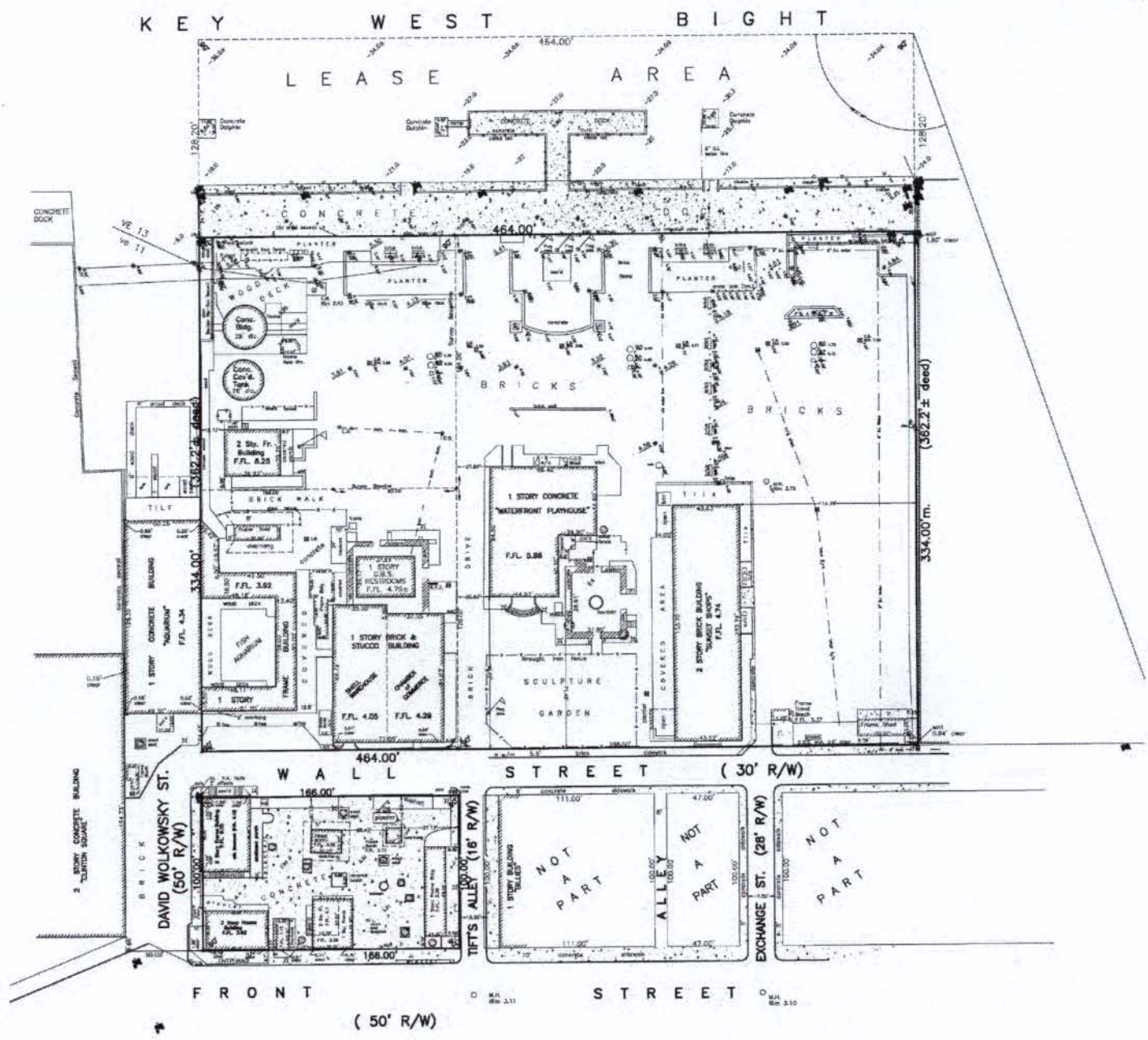
**MALLERY SQUARE RESTAURANT**  
**MALLERY SQUARE**  
**KEY WEST, FL 33040**  
**CONCEPTUAL DRAINAGE PLAN**

**LEGEND:**

- PROJECT LIMITS
- - - - LEASE HOLD LINE
- ▨ ROOF AREA
- ▨ EXISTING GRADE
- ⊗ EXISTING DITCH BOTTOM INLET
- EXISTING STORM PIPE
- STORMWATER PIPE
- STORMWATER INLET (NYLOPLAST INLINE BASIN)
- ⊕ STORMWATER MANHOLE
- STORMWATER FLOW

- GENERAL DRAINAGE NOTES**
- STORMWATER FLOW TESTS ON EXISTING GRAVITY INJECTION WELL ARE TO BE CONDUCTED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
  - "HOSPITALITY HOUSE": EXISTING GUTTER & DOWNSPOUT SYSTEMS TO BE REPAIRED AS REQUIRED.

JOB NO. 0101018  
 DRAWN: JTM  
 DESIGNED: JTM  
 CHECKED: JTM  
 IN CHARGE: JTM  
 DATE: 05/28/11

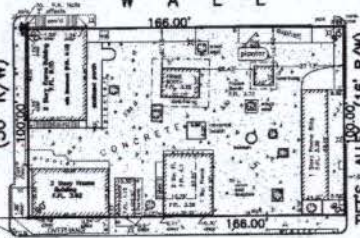


KEY WEST BIGHT

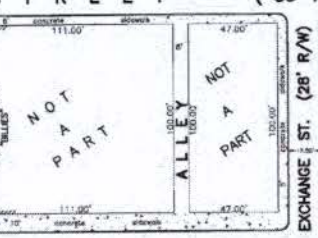
LEASE AREA

WALL STREET (30' R/W)

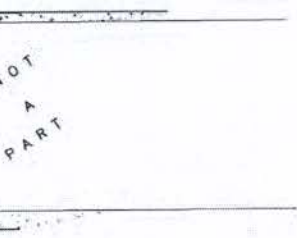
DAVID WOLKOWSKY ST. (50' R/W)



TIFTS ALLEY (18' R/W)



EXCHANGE ST. (28' R/W)



FRONT STREET (50' R/W)

STREET



WILLIAM P. HORN  
ARCHITECT, P.A.

915 EAST 01 ST.  
KEY WEST,  
FLORIDA  
33901

TEL: 305 290-8897  
FAX: 305 290-1033

LICENSE NO.  
AA 000300



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SUGARLOAF KEY, FLORIDA  
1360 254-6600  
CA #2084

MALLORY SQUARE  
RESTAURANT  
MALLORY DOCK  
KEY WEST, FLORIDA.

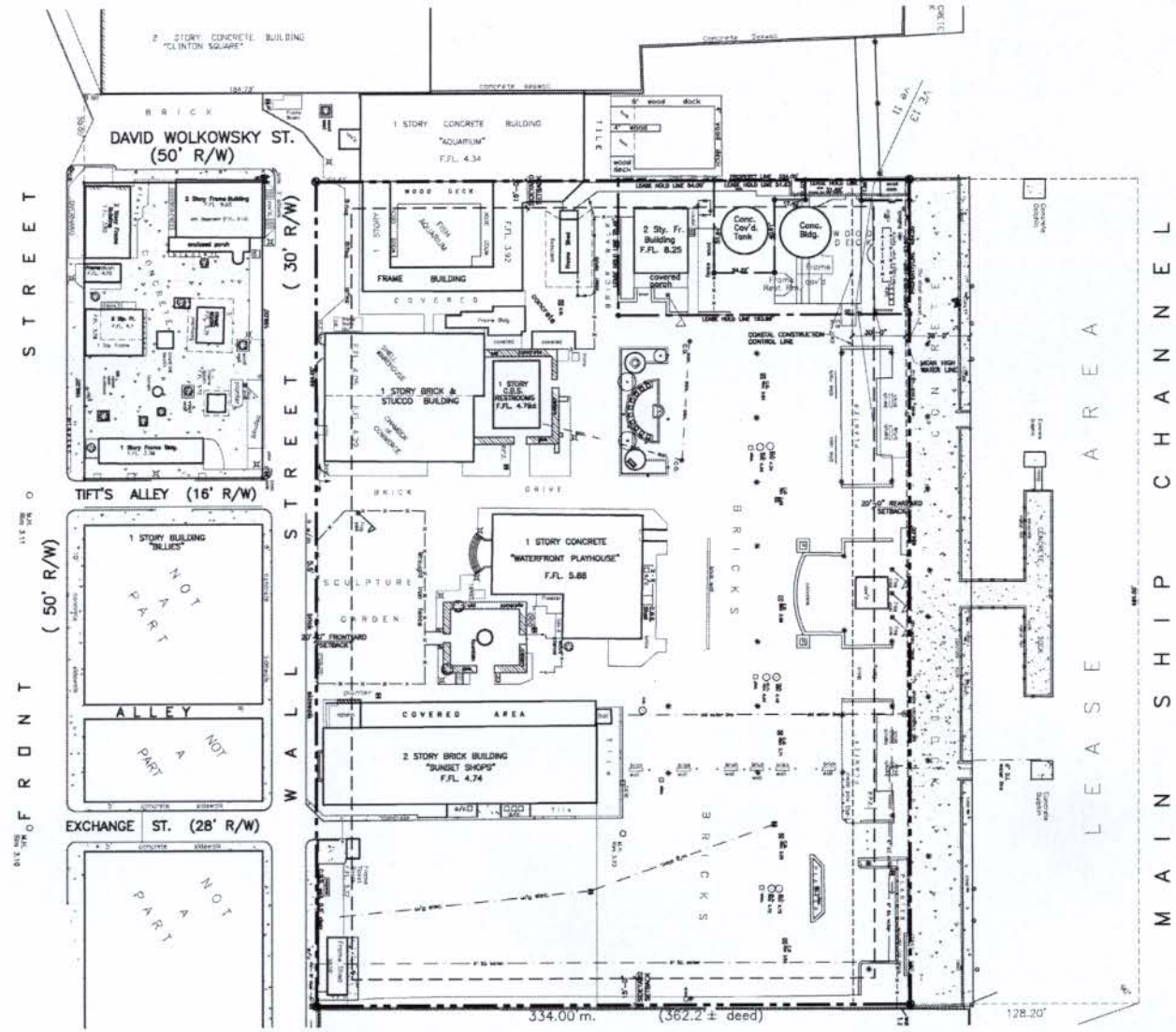
SEAL

DATE  
06-03-10  
06-09-10 HARC  
08-31-10 HARC REV.  
10-01-10 DRC  
11-02-10 PL. BD.

REVISIONS  
03-11-11 HARC REV.  
2 PL. BD. REV.  
03-09-11 HARC REV.  
05-20-11 PL. BD. REV.

DRAWN BY  
EMA

PROJECT  
NUMBER  
1006



EXISTING SITE PLAN  
ALL SITE INFORMATION OBTAINED FROM SURVEY  
BY ISLAND SURVEYING, INC. ON 1/28/10  
SCALE: 1"=30'-0"

SITE DATA	
SITE AREA:	154,888 S.F. (3.55 ACRES)
LAND USE:	MPS (PUBLIC SERVICES INC. RECREATION & OPEN SPACE)
FLOOD ZONE:	V-11 / V-13

MALLORY SQUARE RESTAURANT  
MALLORY DOCK  
KEY WEST, FLORIDA





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33603

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LICENSE NO.  
AA 000340

**SeaTook**  
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(305) 294-8900  
CA #23844

MALLORY SQUARE RESTAURANT  
MALLORY DOCK  
KEY WEST, FLORIDA

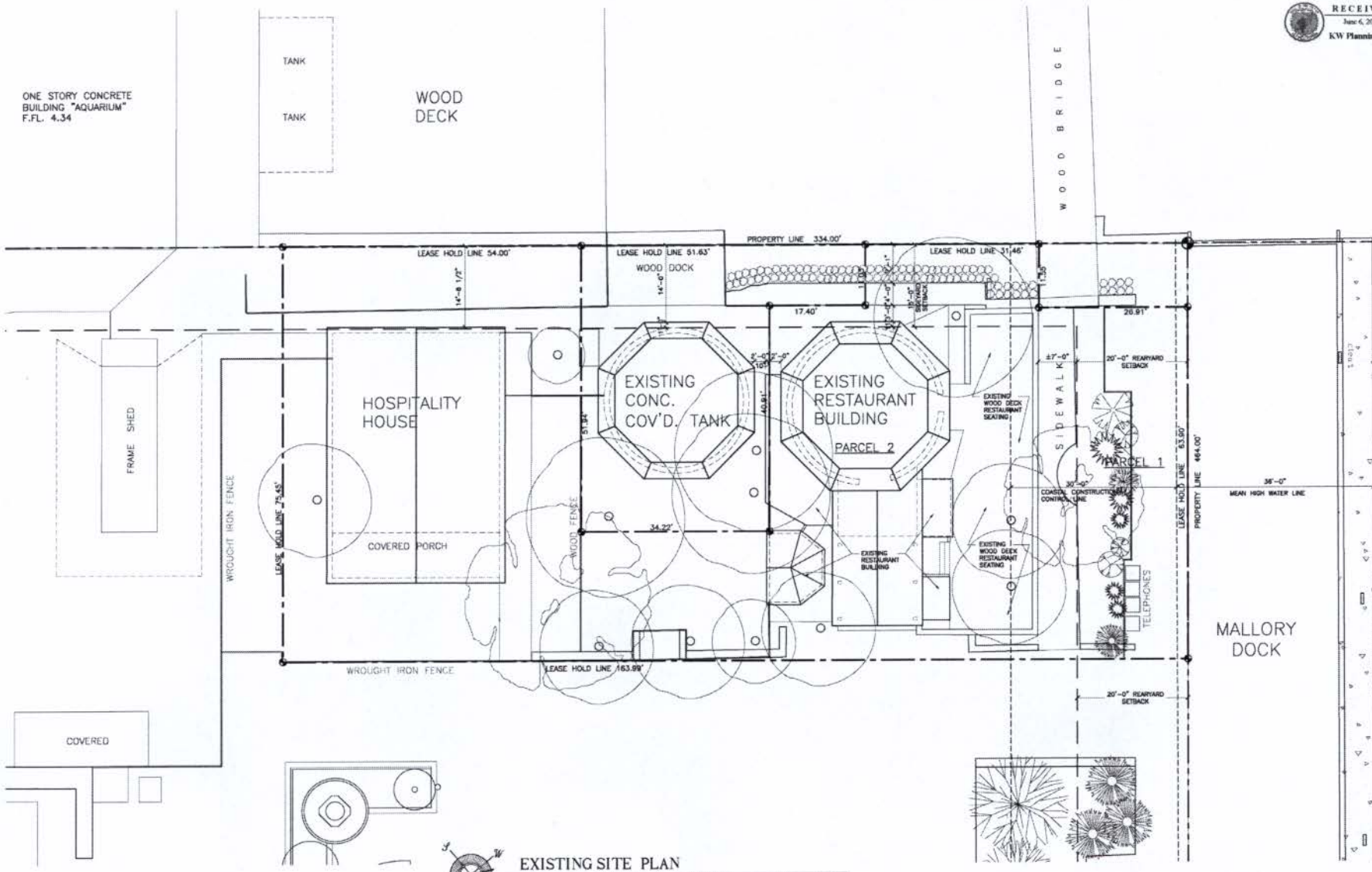
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DATE  
06-03-10  
08-09-10 HARC  
08-31-10 HARC REV.  
10-01-10 DRC  
11-05-10 PL. BD.

REVISIONS  
09-11-11 HARC REV.  
& PL. BD. REV.  
05-09-11 HARC REV.  
05-20-11 PL. BD. REV.

DRAWN BY  
EMA

PROJECT NUMBER  
1006



EXISTING SITE PLAN

ALL SITE INFORMATION OBTAINED FROM SURVEY  
BY ISLAND SURVEYING, INC. ON 1/28/10 SCALE: 1/8"=1'-0"

MALLORY SQUARE RESTAURANT  
MALLORY DOCK  
KEY WEST, FLORIDA



RECEIVED  
June 6, 2011  
KW Planning Dept

WILLIAM P. HORN  
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FAX: 305 296-1029

LICENSE NO.  
AA 000040



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F.L.S. 61017  
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SUGARLOAF KEY, FLORIDA  
33020-2800  
CA #28844

MALLORY SQUARE  
RESTAURANT  
MALLORY DOCK  
KEY WEST, FLORIDA

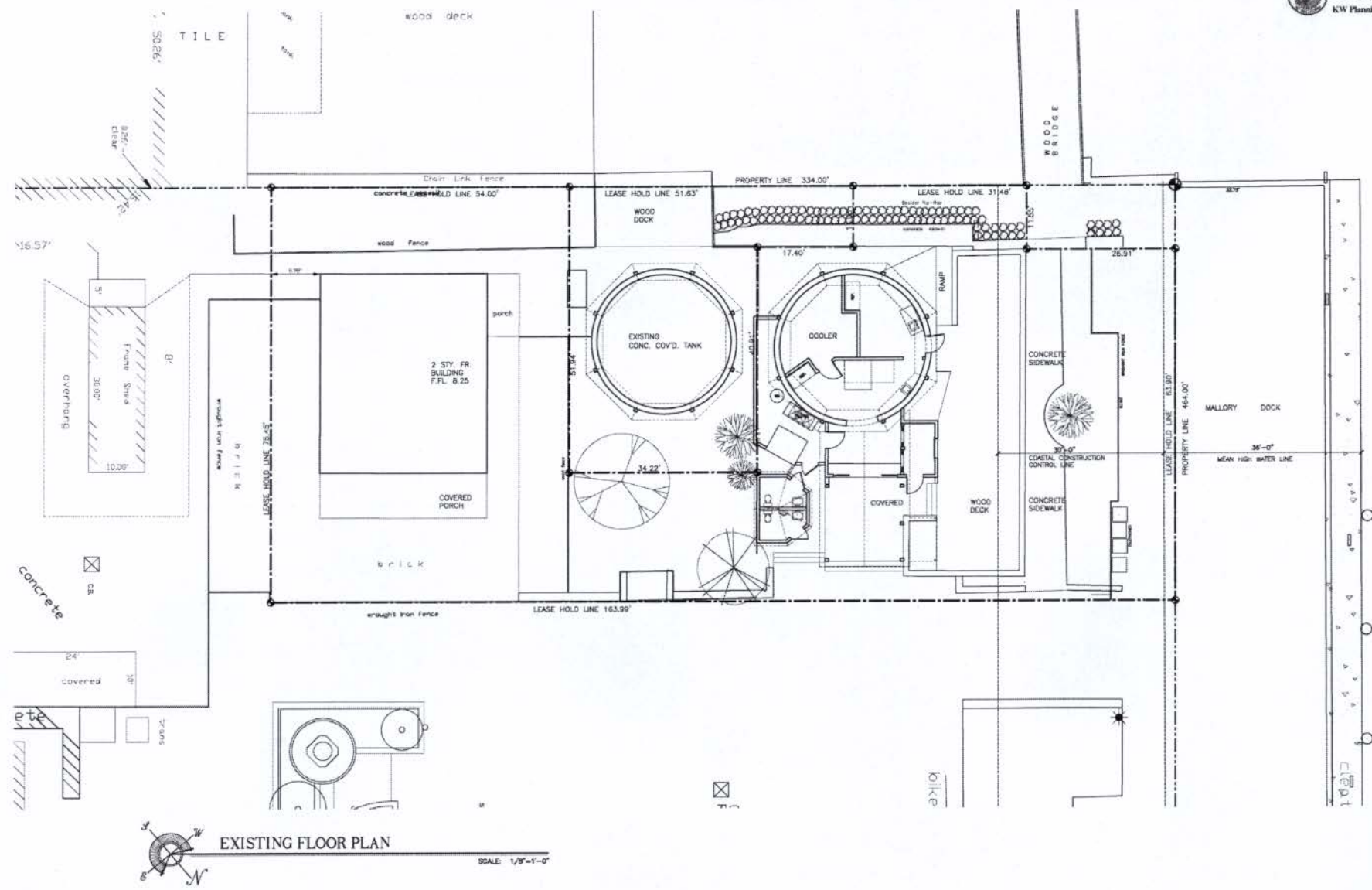
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08-09-10 HARC  
08-31-10 HARC REV.  
10-01-10 DRC  
11-02-10 PL. BD.

REVISIONS  
03-11-11 HARC REV.  
05-05-11 HARC REV.  
05-20-11 PL. BD. REV.

DRAWN BY  
EMA

PROJECT NUMBER  
1006



EXISTING FLOOR PLAN

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

MALLORY SQUARE RESTAURANT  
MALLORY DOCK  
KEY WEST, FLORIDA





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June 6, 2011  
KW Planning Dept

WILLIAM P. HORN  
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KEY WEST,  
FLORIDA  
33940

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LICENSE NO.  
AA 0003260

**SeaTech**

PAUL R. DENNIS, P.E.  
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MIRAMONTE KEY, FLORIDA  
33020-2600  
CA #20804

MALLORY SQUARE RESTAURANT  
MALLORY DOCK  
KEY WEST, FLORIDA

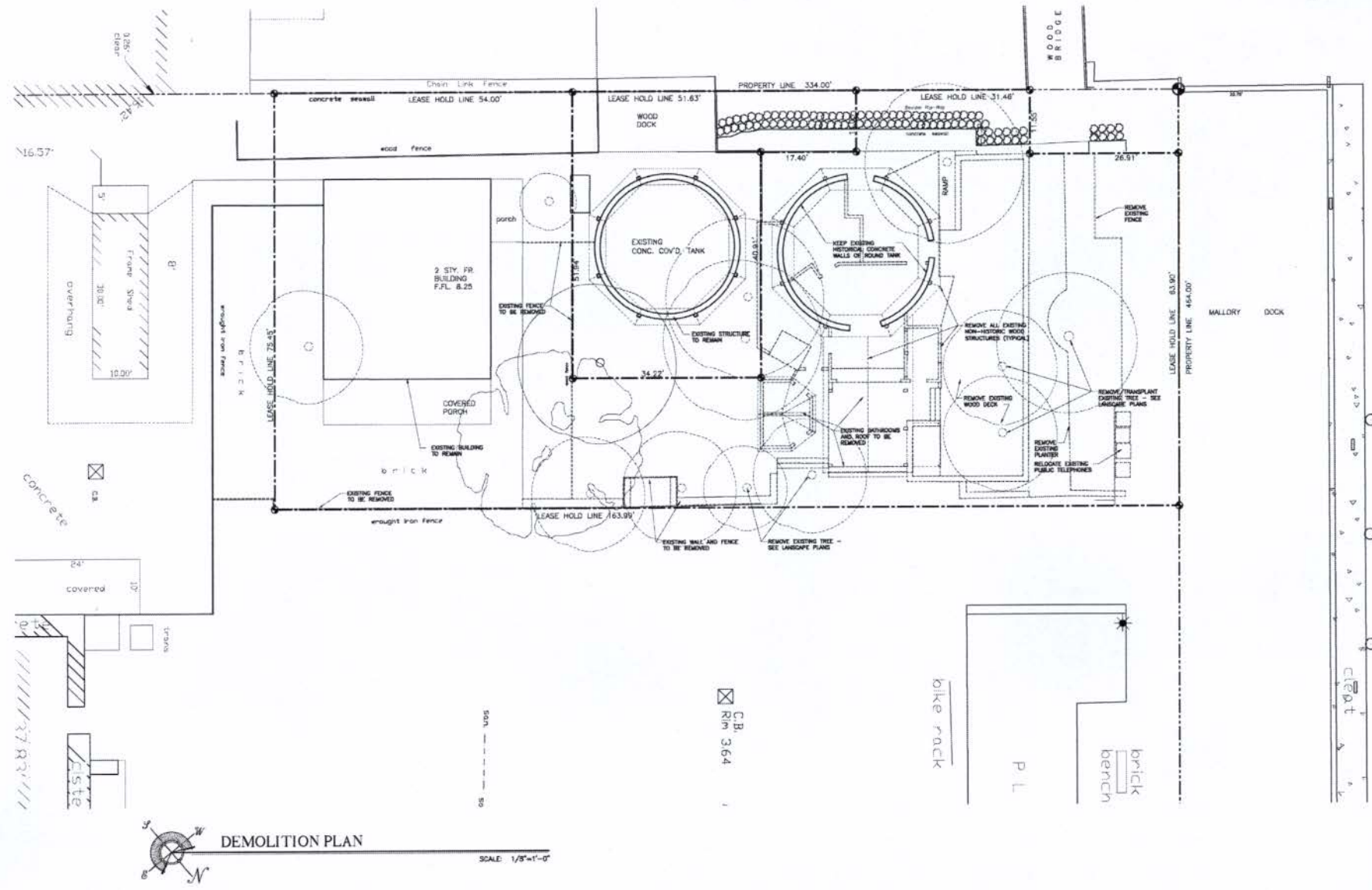
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08-09-10 HARC  
08-31-10 HARC REV.  
10-01-10 DRC  
11-03-10 PL. BD.

REVISIONS  
02-11-11 HARC REV.  
& PL. BD. REV.  
03-09-11 HARC REV.  
05-26-11 PL. BD. REV.

DRAWN BY  
EMA

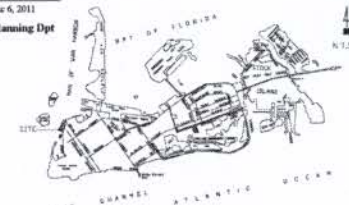
PROJECT NUMBER  
1006



MALLORY SQUARE RESTAURANT  
MALLORY DOCK  
KEY WEST, FLORIDA



RECEIVED  
June 6, 2011  
KW Planning Dept



LOCATION MAP  
City of Key West &  
Stock Island

WILLIAM P. HORN  
ARCHITECT, P.A.

819 EAST ST.  
KEY WEST,  
FLORIDA  
33040  
  
TEL: 305 266-6802  
FAX: 305 266-1022  
  
LICENSE NO:  
AA 000340

Seefoot  
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P.E. #4417  
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INGALLS LAF KEY, FLORIDA  
33501-2440  
CA 00044

MALLORY  
SQUARE  
RESTAURANT  
MALLORY DOCK  
KEY WEST, FLORIDA

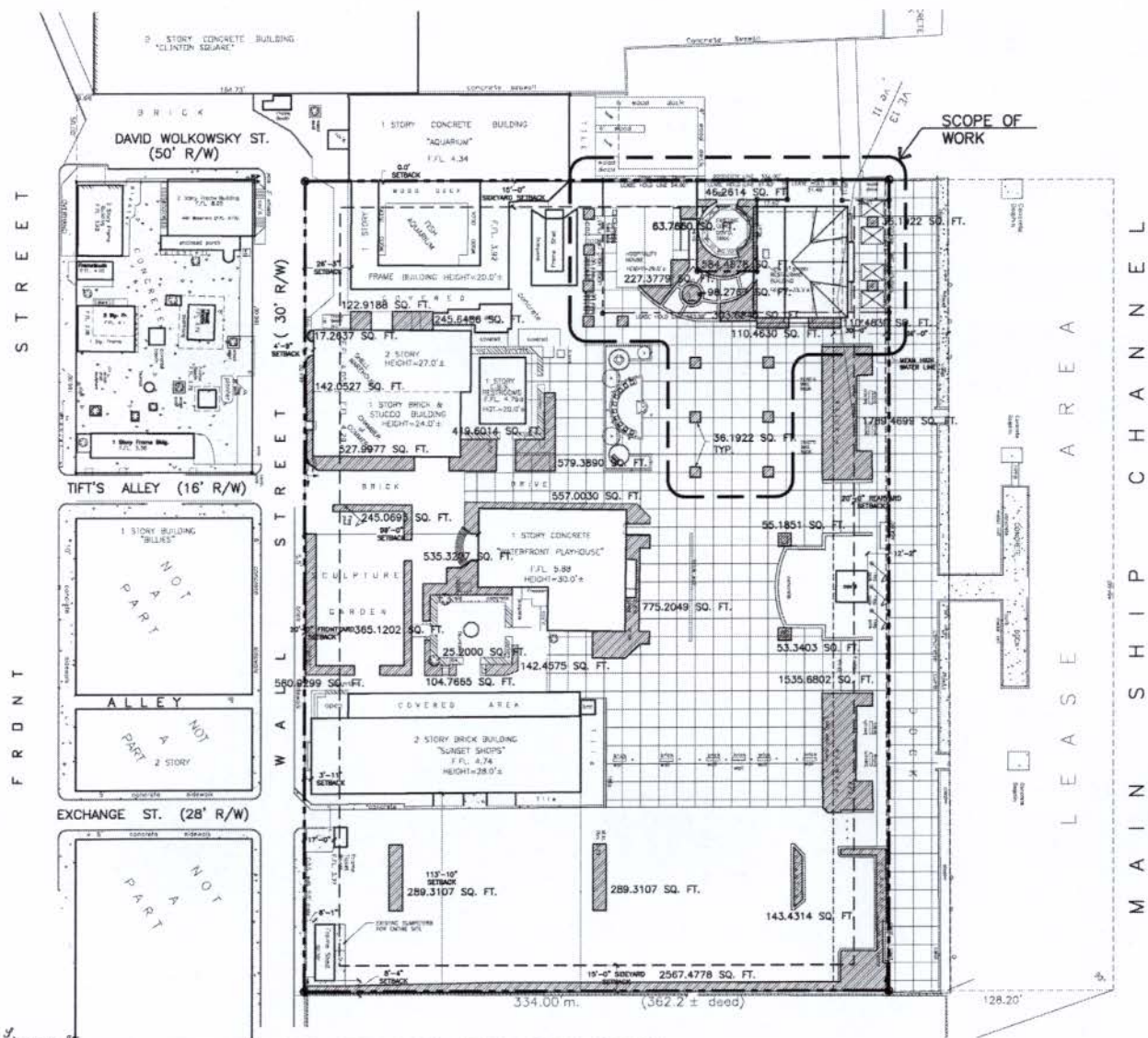
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08-09-10 H.A.R.C.  
08-31-10 H.A.R.C. REV.  
10-01-10 D.R.C.  
11-02-10 P.L. BD.

REVISIONS  
03-11-11 H.A.R.C. REV.  
2 P.L. BD. REV.  
05-09-11 H.A.R.C. REV.  
05-20-11 P.L. BD. REV.

DRAWN BY  
EMA

PROJECT  
NUMBER  
1006



PROPOSED SITE PLAN - LANDSCAPE SQ. FOOTAGE BREAK DOWN

ALL SITE INFORMATION OBTAINED FROM SURVEY  
BY ISLAND SURVEYING, INC. ON 1/28/10

SCALE: 1"=30'-0"

SITE DATA

SITE AREA: 154,888 S.F. (3.58 ACRES)  
 LAND USE: HPS (PUBLIC SERVICES INC. REGISTRATION & OPEN SPACE)  
 FLOOD ZONE: V-13/V-11/V-10, AE +0.0'  
 SETBACKS:  
 FRONT SETBACK: REQUIRED = 30.0'  
 EXISTING = 4.75' (NOT IN LEASE AREA)  
 PROPOSED = 4.75' (NOT IN LEASE AREA)  
 SIDE SETBACK: REQUIRED = 15.0'  
 EXISTING = 9.0' (IN LEASE AREA)  
 PROPOSED = 15.0' (IN LEASE AREA)  
 REAR SETBACK: REQUIRED = 20.0'  
 EXISTING = 20.16' (IN LEASE AREA)  
 PROPOSED = 20.16' (IN LEASE AREA)  
 COASTAL CONST. CONTROL LINE:  
 REQUIRED = 30.0'  
 EXISTING = 25.0'  
 PROPOSED = 18.16'  
 FAR:  
 ALLOWABLE: 1.0 MAX. (154,888 S.F.)  
 EXISTING: 0.25 (38,720 S.F.)  
 PROPOSED: 0.27 (42,210 S.F.)  
 HEIGHT:  
 ALLOWABLE: 25.0'  
 EXISTING: 28.80' (HOSPITALITY HOUSE)  
 PROPOSED: 33.0' (NEW RESTAURANT BLDG.)  
 (ONLY NON-HABITABLE ROOF AREA IS ABOVE 25.0')  
 LOT COVERAGE AREA:  
 REQUIRED: 81,995 S.F. (40% MAX.)  
 EXISTING: 33,183 S.F. (21.38%)  
 PROPOSED: 38,530 S.F. (24.89%)  
 IMPERVIOUS AREA:  
 REQUIRED: 77,494 S.F. (50% MAX.)  
 EXISTING: 140,815 S.F. (90.80%)  
 PROPOSED: 140,780 S.F. (90.83%)  
 LANDSCAPE AREA:  
 REQUIRED: 20%  
 EXISTING: 14,573 S.F. (9.44%)  
 PROPOSED: 14,206 S.F. (9.18%)  
 PARKING: IN PARKING WAIVER ZONE  
 CONSUMPTION AREA - PARCEL 2  
 EXISTING: 3,484.4 S.F.  
 = 1,126.8 S.F. (NON CONSUMPTION AREA)  
 2,358 S.F. CONSUMPTION AREA  
 (156 SEATS @ 10 S.F./SEAT)  
 PROPOSED: 2,344 S.F. (156 SEATS @ 10 S.F./SEAT)  
 CONSUMPTION AREA - PARCEL 1  
 EXISTING: 0 S.F. (0 SEATS @ 10 S.F./SEAT)

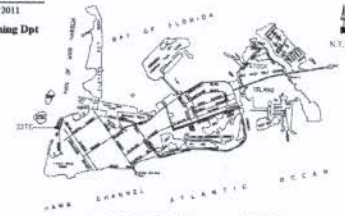
BUILDING DATA

EXISTING BUILDING DATA			
1ST FLOOR ENCLOSED	1,100 S.F.	1ST FLOOR COVERED	380 S.F.
		1ST FLOOR WOOD DECK AREA	985 S.F.
TOTAL EXISTING ENCLOSED 1,100 S.F.		TOTAL EXISTING COVERED 1,365 S.F.	
PROPOSED BUILDING DATA			
1ST FLOOR ENCLOSED	2,842 S.F.	1ST FLOOR COVERED	462 S.F.
2ND FLOOR ENCLOSED	1,891 S.F.	2ND FLOOR COVERED	730 S.F.
TOTAL PROPOSED ENCLOSED 4,733 S.F.		TOTAL PROPOSED COVERED 1,192 S.F.	

MALLORY SQUARE RESTAURANT  
MALLORY DOCK  
KEY WEST, FLORIDA



RECEIVED  
June 8, 2011  
KW Planning Dept



LOCATION MAP  
City of Key West &  
Stock Island

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ARCHITECT, P.A.

903 EATOR ST  
KEY WEST,  
FLORIDA  
33901

TEL: 909 296-6302  
FAX: 909 296-1120

LICENSE NO.  
AA 000940

Seatech

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P.E. #4437

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SUWANNEE, FLORIDA  
32035-2840  
CA #0984

MALLORY  
SQUARE  
RESTAURANT  
MALLORY DOCK  
KEY WEST, FLORIDA.

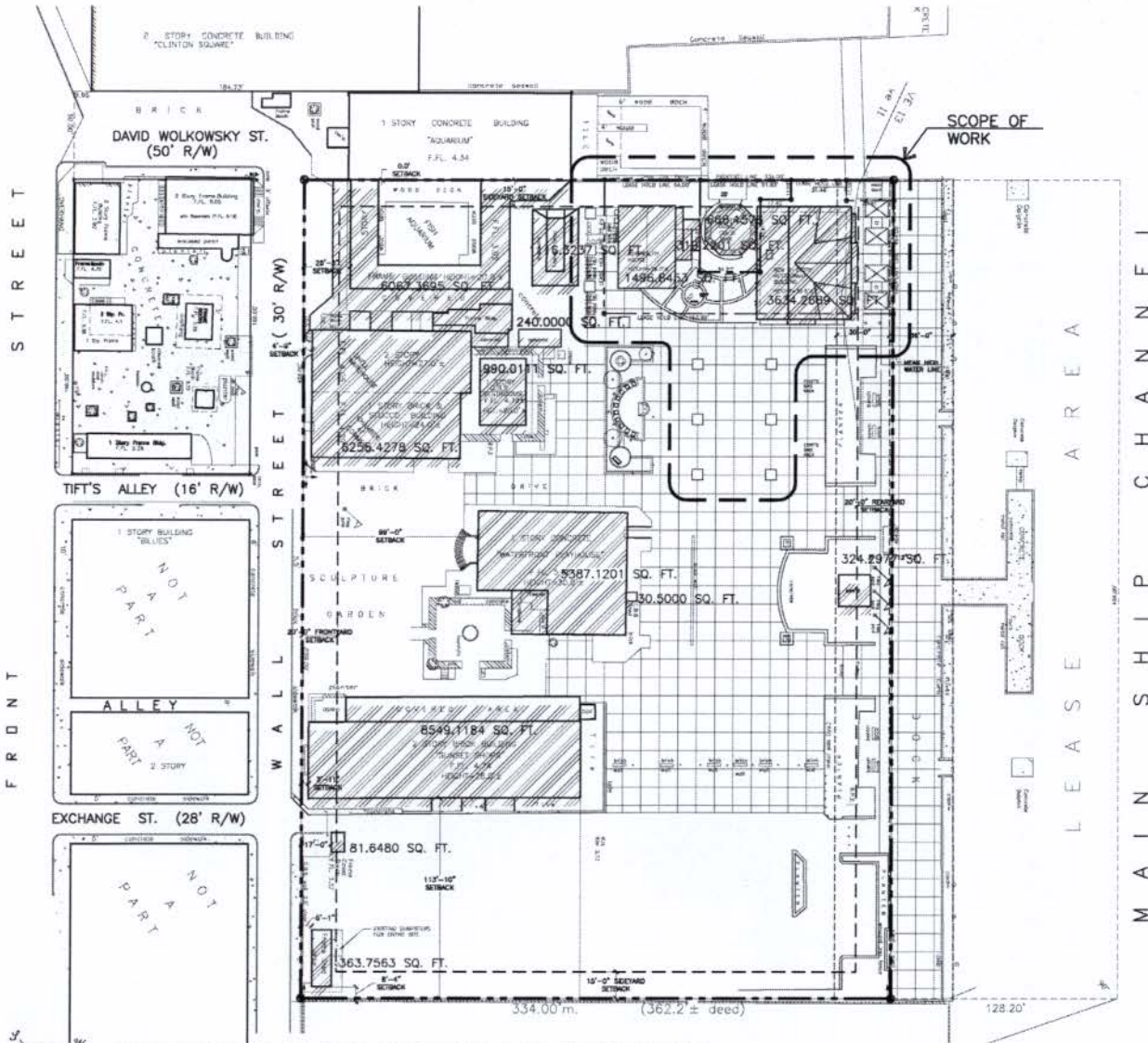
SEAL

DATE  
06-03-10  
08-09-10 HARC  
08-31-10 HARC REV.  
10-01-10 DRC  
11-05-10 PL. BD.

REVISIONS  
03-11-11 HARC REV.  
5 PL. BD. REV.  
05-09-11 HARC REV.  
05-20-11 PL. BD. REV.

DRAWN BY  
EMA

PROJECT  
NUMBER  
1006



PROPOSED SITE PLAN - LOT COVERAGE SQ. FOOTAGE BREAK DOWN

ALL SITE INFORMATION OBTAINED FROM SURVEY  
BY ISLAND SURVEYING INC. ON 1/28/10

SCALE: 1"=30'-0"

MALLORY SQUARE RESTAURANT  
MALLORY DOCK  
KEY WEST, FLORIDA

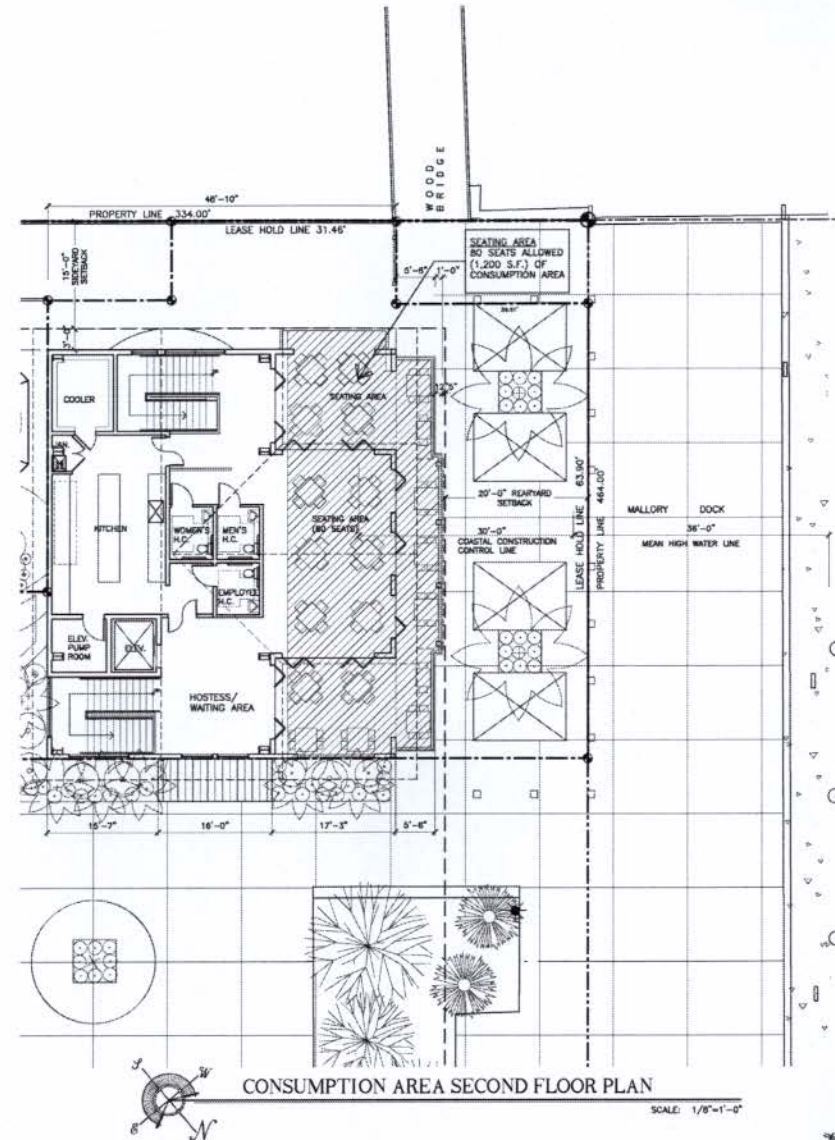
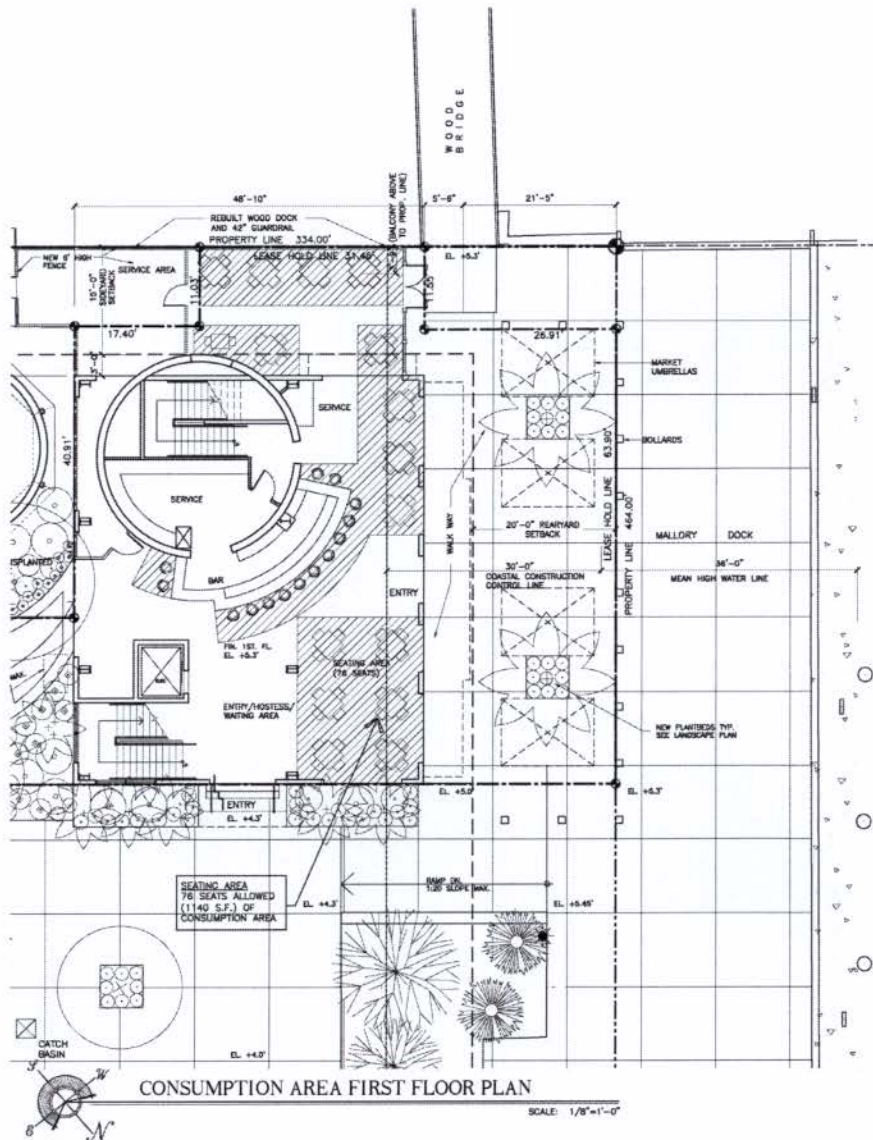
SITE DATA

SITE AREA: 154,988 S.F. (3.53 ACRES)  
LAND USE: HPS (PUBLIC SERVICES INC. RECREATION & OPEN SPACE)  
FLOOD ZONE: V-13/V-11/V-10, AE +6.0'  
SETBACKS:  
FRONT SETBACK: REQUIRED = 25.0'  
EXISTING = 4.75' (NOT IN LEASE AREA)  
PROPOSED = 4.75' (NOT IN LEASE AREA)  
SIDE SETBACK: REQUIRED = 15.0'  
EXISTING = 9.0' (IN LEASE AREA)  
PROPOSED = 15.0' (IN LEASE AREA)  
REAR SETBACK: REQUIRED = 20.0'  
EXISTING = 20.16' (IN LEASE AREA)  
PROPOSED = 15.0' (IN LEASE AREA)  
COASTAL CONST. CONTROL LINE: REQUIRED = 30.0'  
EXISTING = 25.0'  
PROPOSED = 18.18'  
FAR: ALLOWABLE: 1.0 MAX. (154,988 S.F.)  
EXISTING: 0.35 (36,795 S.F.)  
PROPOSED: 0.37 (42,210 S.F.)  
HEIGHT: ALLOWABLE: 25.0'  
EXISTING: 28.46' (HOSPITALITY HOUSE)  
PROPOSED: 33.82' (NEW RESTAURANT BLDG.)  
(ONLY NON-HABITABLE ROOF AREA IS ABOVE 20.0')  
LOT COVERAGE AREA:  
REQUIRED: 61,995 S.F. (40% MAX.)  
EXISTING: 33,183 S.F. (21.38%)  
PROPOSED: 35,530 S.F. (22.94%)  
IMPERVIOUS AREA:  
REQUIRED: 77,484 S.F. (50% MAX.)  
EXISTING: 140,810 S.F. (90.83%)  
PROPOSED: 140,780 S.F. (90.83%)  
LANDSCAPE AREA:  
REQUIRED: 20%  
EXISTING: 14,173 S.F. (9.14%)  
PROPOSED: 14,200 S.F. (9.16%)  
PARKING IN PARKING WAIVER ZONE  
CONSUMPTION AREA - PARCEL 2  
EXISTING: 3,494.4 S.F.  
-1,150.6 S.F. (NON CONSUMPTION AREA)  
2,344 S.F. CONSUMPTION AREA  
(156 SEATS @ 15 S.F./SEAT)  
PROPOSED: 2,344 S.F. (156 SEATS @ 15 S.F./SEAT)  
CONSUMPTION AREA - PARCEL 1  
EXISTING: 0 S.F. (0 SEATS @ 15 S.F./SEAT)

BUILDING DATA

EXISTING BUILDING DATA			
1ST FLOOR ENCLOSED	1,150 S.F.	1ST FLOOR COVERED	360 S.F.
		1ST FLOOR WOOD DECK AREA	989 S.F.
TOTAL EXISTING ENCLOSED 1,150 S.F.		TOTAL EXISTING COVERED 1,369 S.F.	
PROPOSED BUILDING DATA			
1ST FLOOR ENCLOSED	2,842 S.F.	1ST FLOOR COVERED	482 S.F.
2ND FLOOR ENCLOSED	1,091 S.F.	2ND FLOOR COVERED	735 S.F.
TOTAL PROPOSED ENCLOSED 4,733 S.F.		TOTAL PROPOSED COVERED 1,197 S.F.	





MALLORY SQUARE RESTAURANT  
MALLORY DOCK  
KEY WEST, FLORIDA



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LICENSE NO.  
AA 000540



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CA 40844

MALLORY SQUARE  
RESTAURANT  
MALLORY DOCK  
KEY WEST, FLORIDA

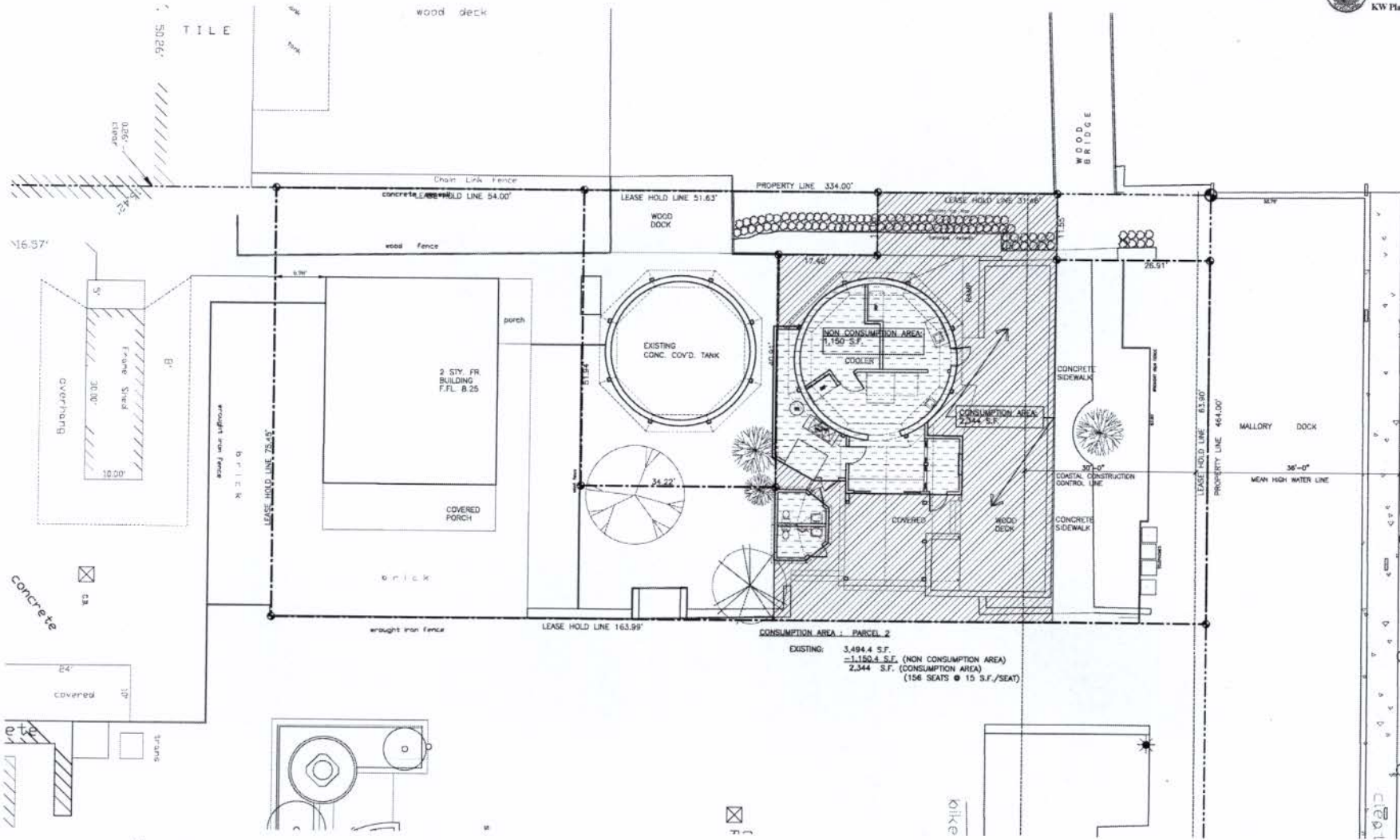
SEAL

DATE  
05-03-10  
05-09-10 HARC  
05-31-10 HARC REV.  
10-01-10 DRC  
11-05-10 PL. BD.

REVISIONS  
03-11-11 HARC REV.  
2 PL. BD. REV.  
05-09-11 HARC REV.  
05-20-11 PL. BD. REV.

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PROJECT  
NUMBER  
1006



EXISTING FLOOR PLAN CONSUMPTION AREA

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

MALLORY SQUARE RESTAURANT  
MALLORY DOCK  
KEY WEST, FLORIDA

