

SITE DATA

SITE AREA: 140,059 S.F. (3.21 ACRES)
LAND USE: HRCC-2
FLOOD ZONE: VE +10.0' (FLOOD PNL #1208701516K), 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%)

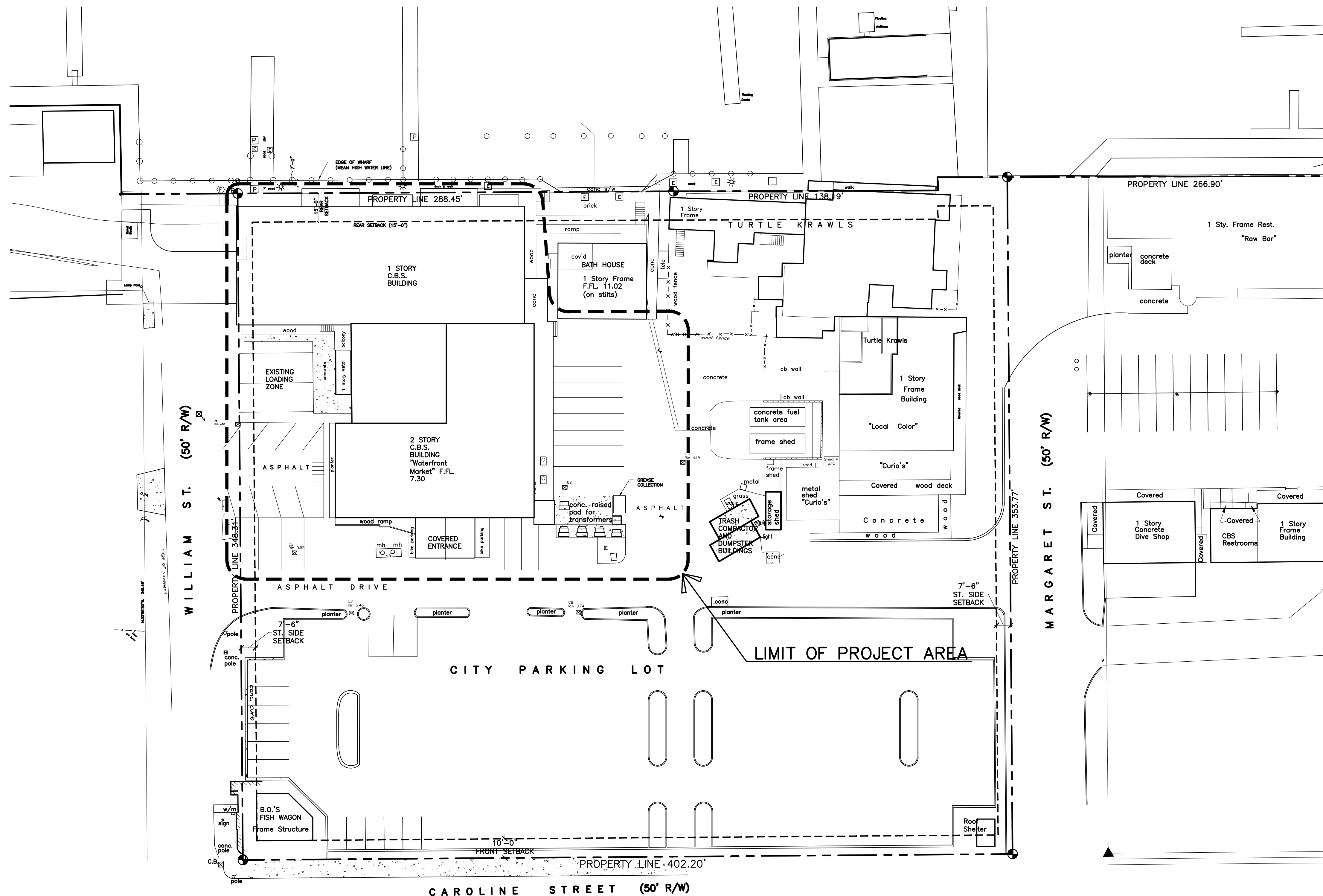
LANDSCAPE AREA:
REQUIRED: 28,012 S.F. (20%)
EXISTING: 8,435 S.F. (6%)
PROPOSED: 9,758 S.F. (7%)
***ADDED 630 S.F. OF ROOF GARDEN NOT INCLUDED ABOVE

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)



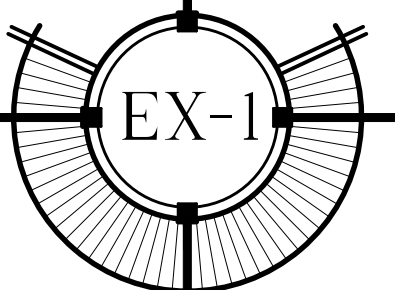
EXISTING SITE PLAN

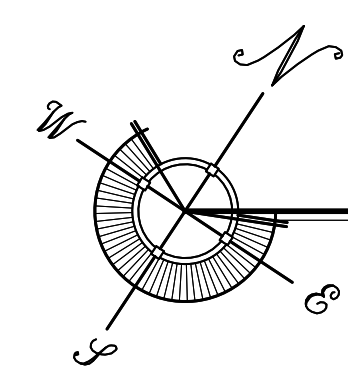
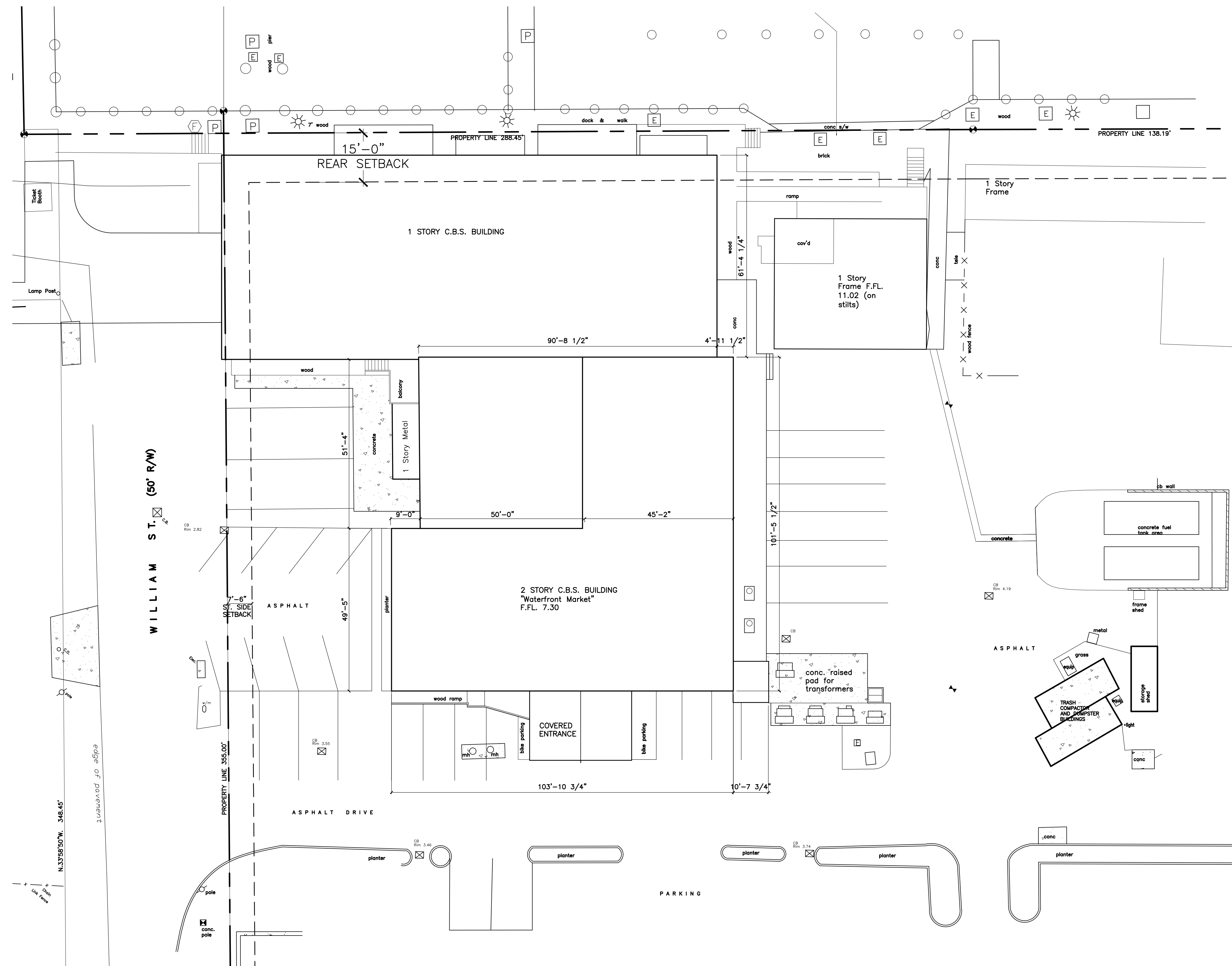
SCALE: 1" = 30'-0"

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

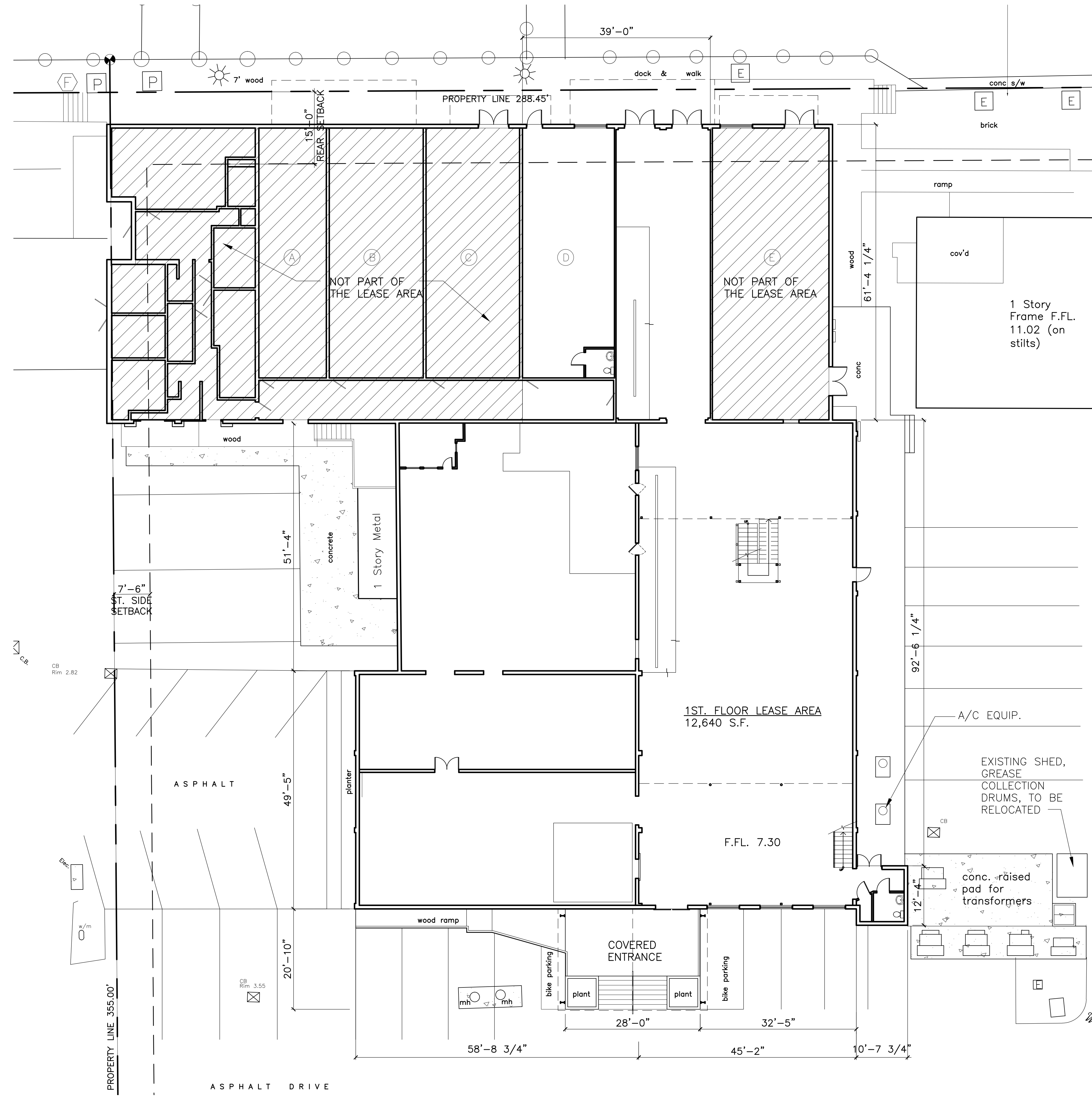




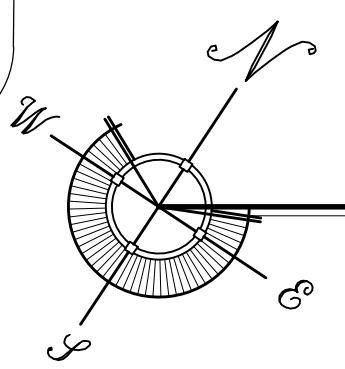
EXISTING SITE PLAN - ROOF PLAN

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

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



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.	

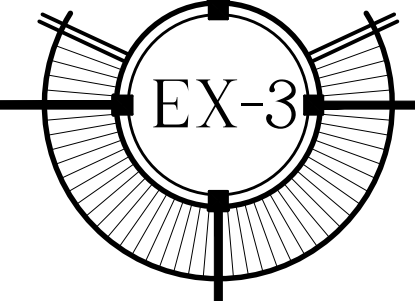


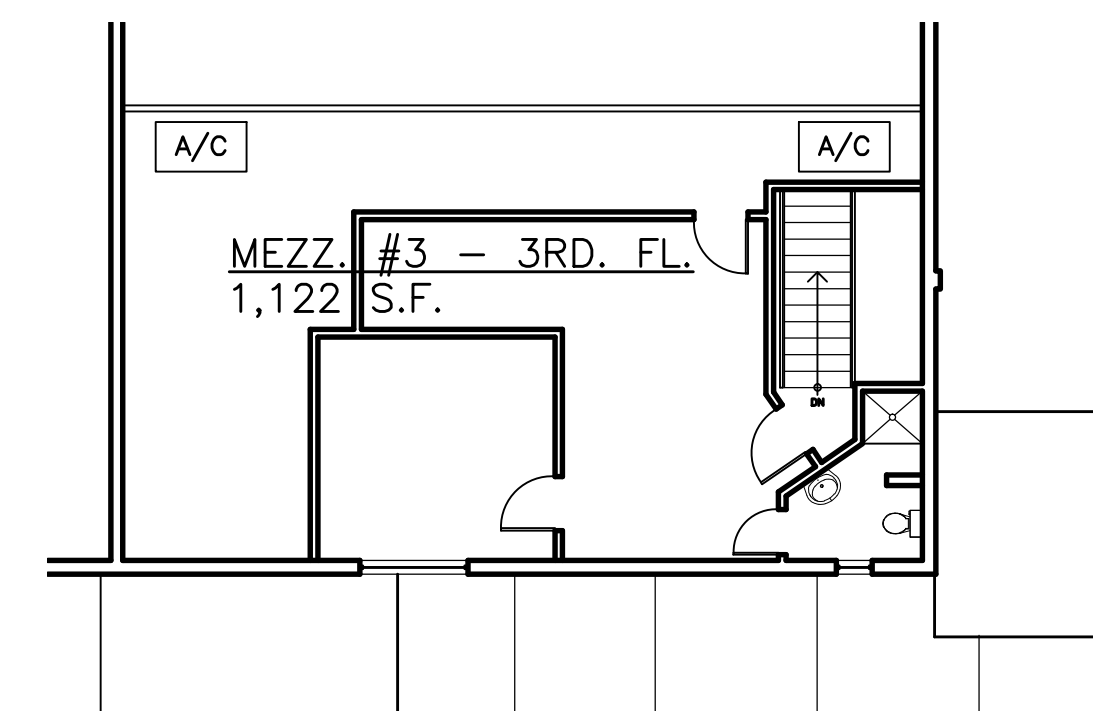
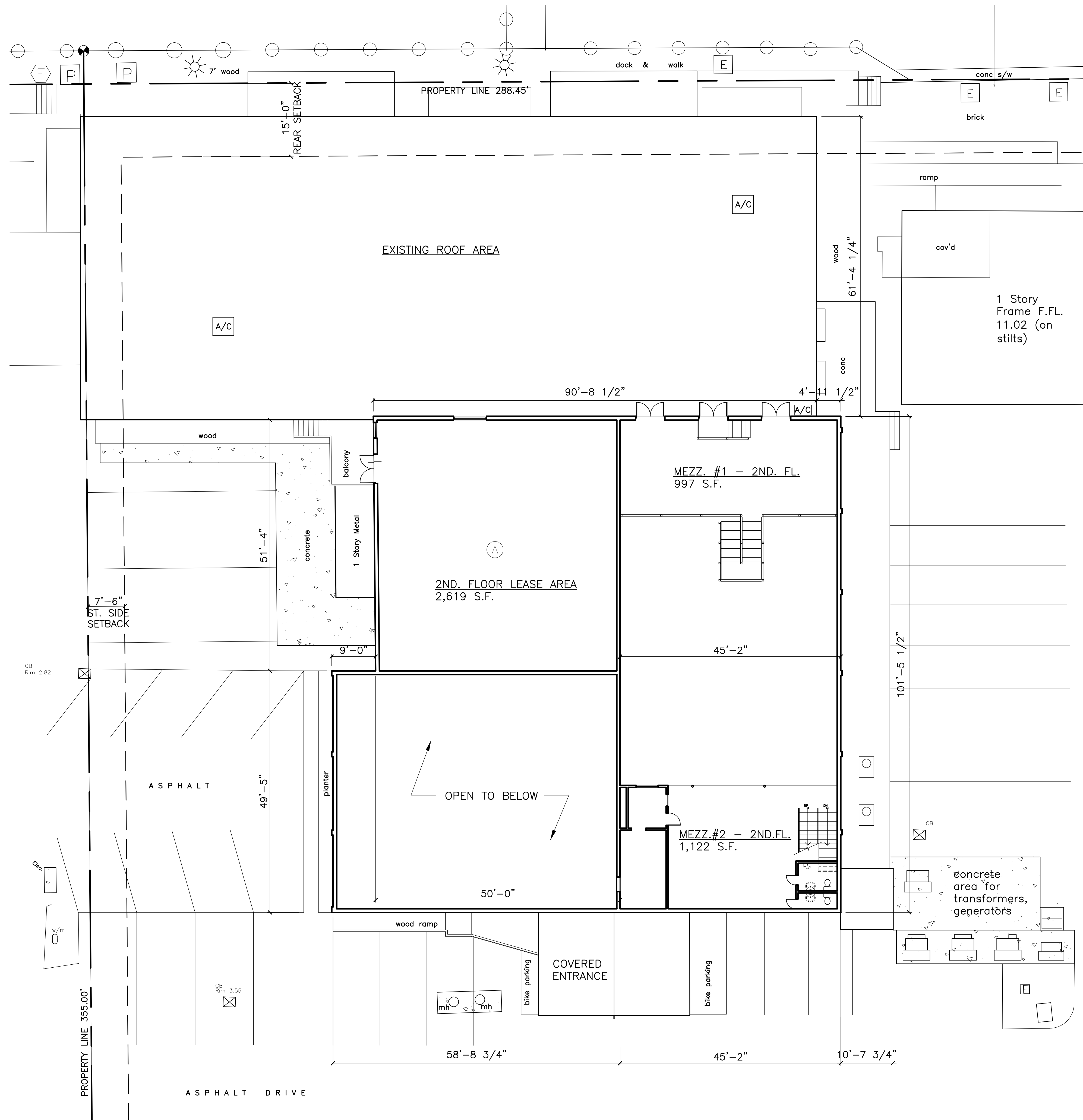
EXISTING 1ST. FLOOR PLAN

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

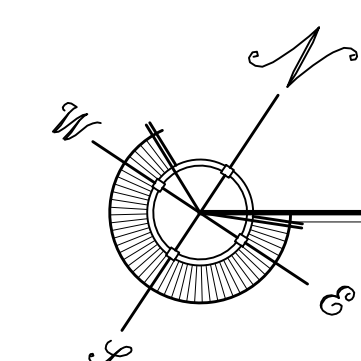




PARTIAL 3RD. FL. MEZZ.

(LOCATED ABOVE MEZZANINE #2) SCALE: 3/32" = 1'-0"

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 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"

SEAL

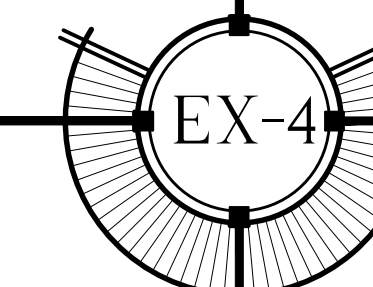
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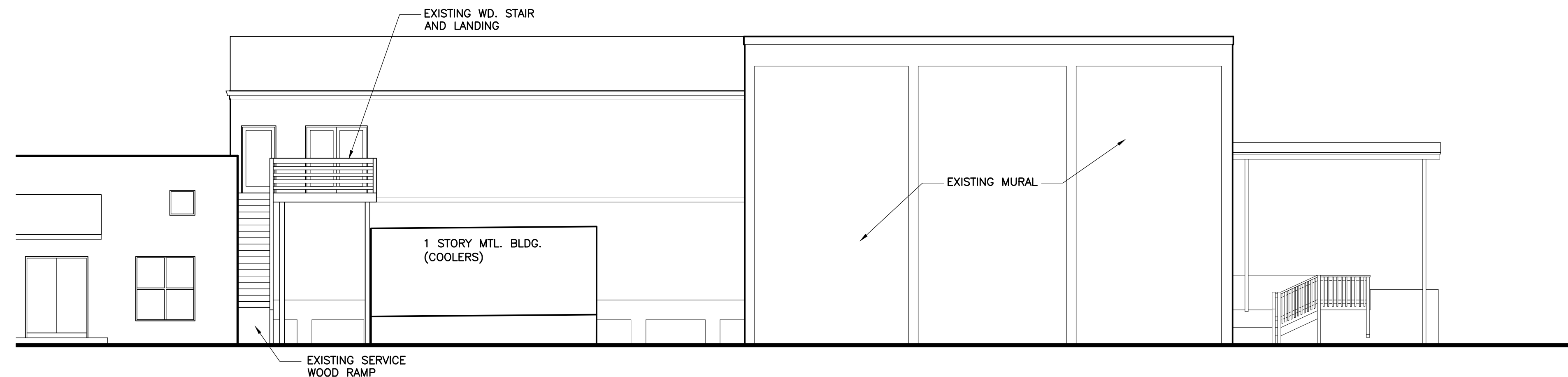
DATE
11-11-11 HARC
12-01-11 DRC

REVISIONS

DRAWN BY
EMA

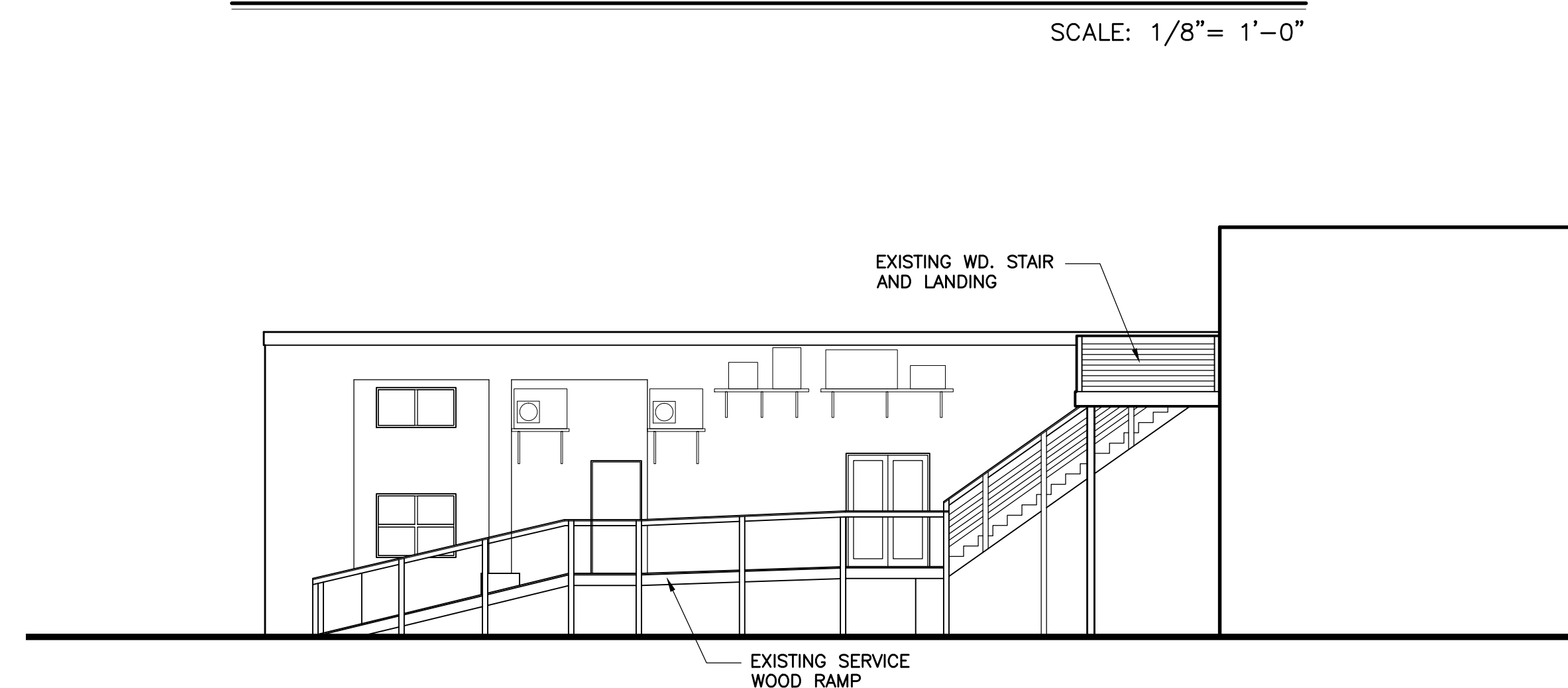
PROJECT NUMBER
1113





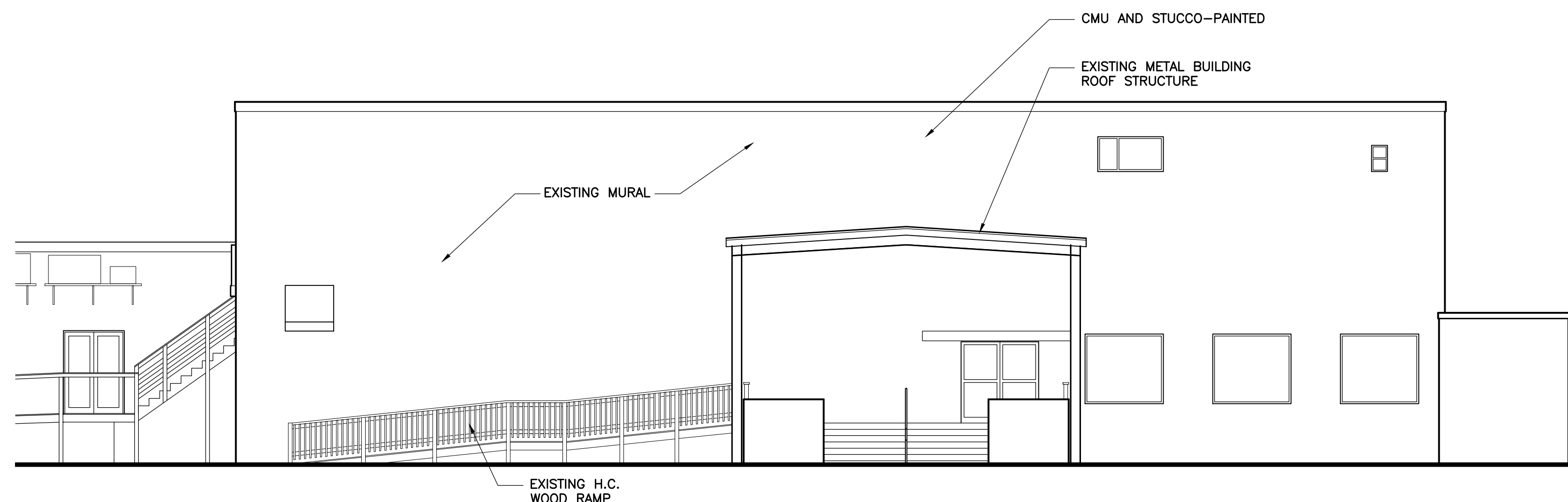
EXISTING SOUTHWEST ELEVATION

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



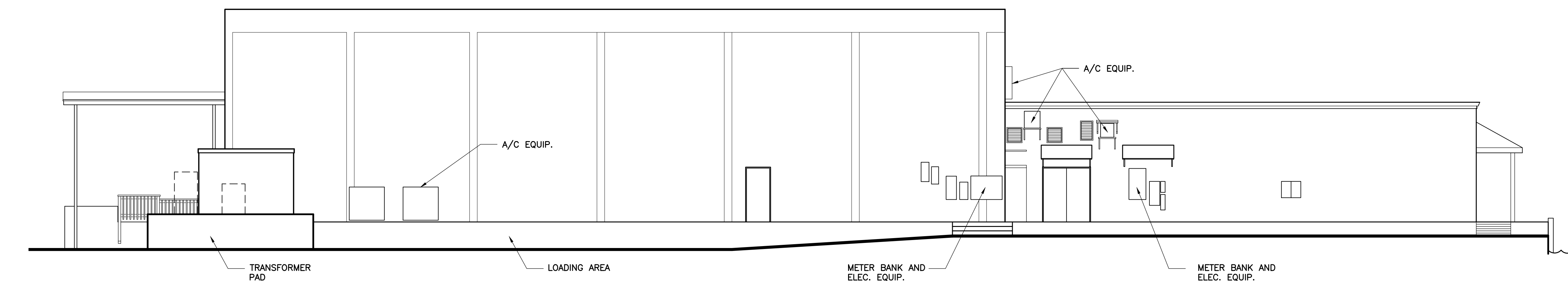
EXISTING NORTHWEST ELEVATION

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



EXISTING NORTHWEST ELEVATION (FRONT)

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



EXISTING NORTHEAST ELEVATION

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