

471 U.S. HIGHWAY 1
SUITE 101
KEY WEST, FL 33040
305-296-1692

PROJECT:
TROPICAL SOUP
MALLORY SQUARE
KEY WEST, FL 33040

DRAWING TITLE:
EXISTING SITE

PROJECT NUMBER:
14.17
DRAWN: LS/TSN
CHECKED:
DATE: 03.07.2017

SHEET #
A1.1

HARC SUBMITTAL TROPICAL SOUP

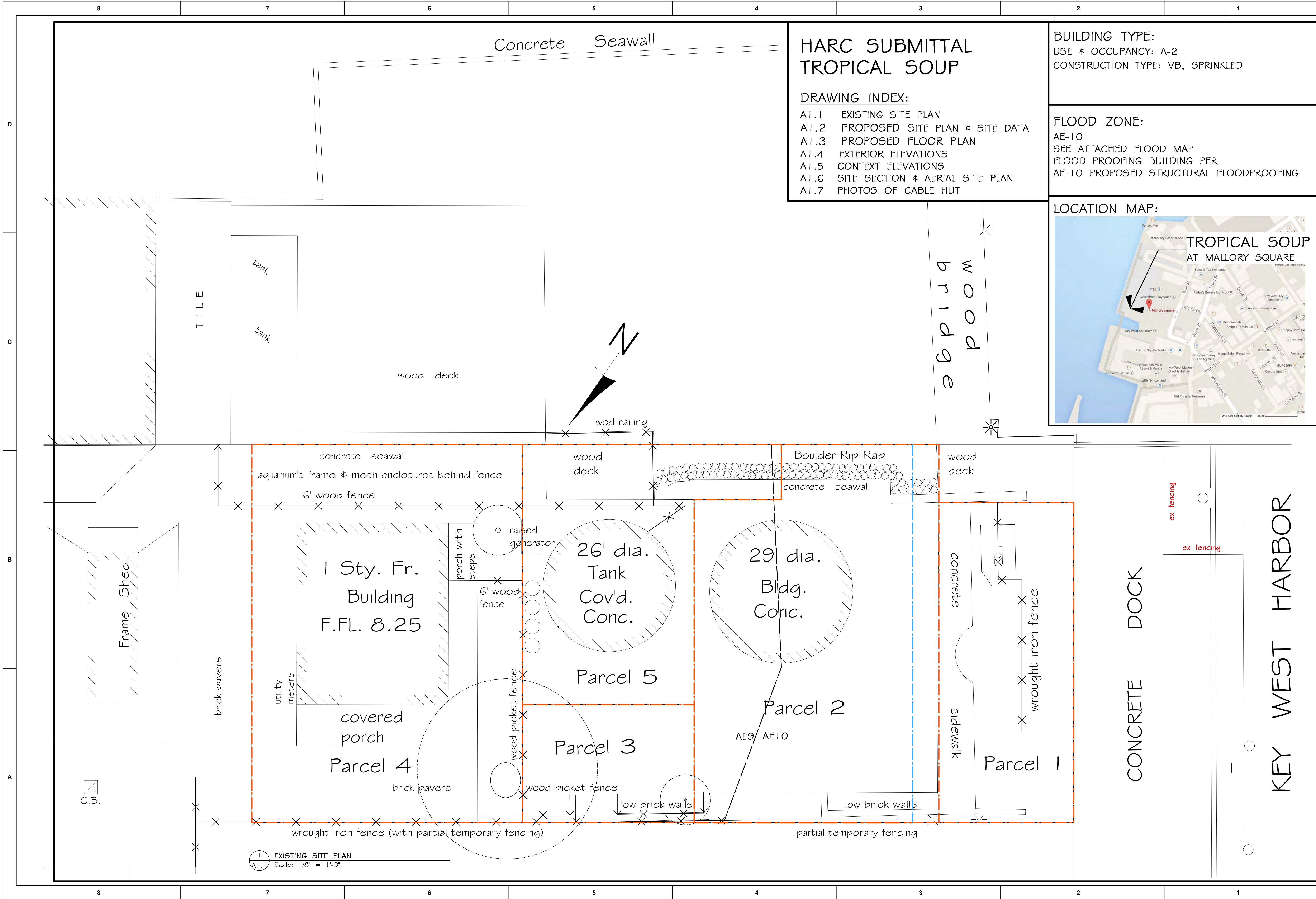
DRAWING INDEX:

- A1.1 EXISTING SITE PLAN
- A1.2 PROPOSED SITE PLAN & SITE DATA
- A1.3 PROPOSED FLOOR PLAN
- A1.4 EXTERIOR ELEVATIONS
- A1.5 CONTEXT ELEVATIONS
- A1.6 SITE SECTION & AERIAL SITE PLAN
- A1.7 PHOTOS OF CABLE HUT

BUILDING TYPE:
USE & OCCUPANCY: A-2
CONSTRUCTION TYPE: VB, SPRINKLED

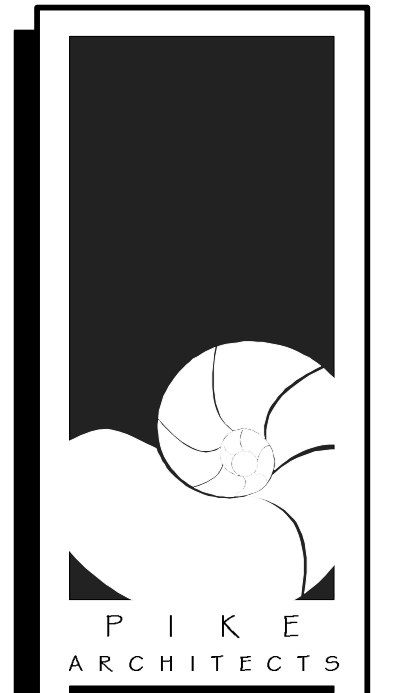
FLOOD ZONE:
AE-10
SEE ATTACHED FLOOD MAP
FLOOD PROOFING BUILDING PER
AE-10 PROPOSED STRUCTURAL FLOODPROOFING

LOCATION MAP:



1 EXISTING SITE PLAN
A1.1 Scale: 1/8" = 1'-0"

REVISION #	DATE
#1	04.25.2017



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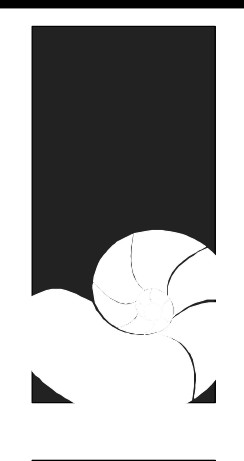
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"Tropical Soup"

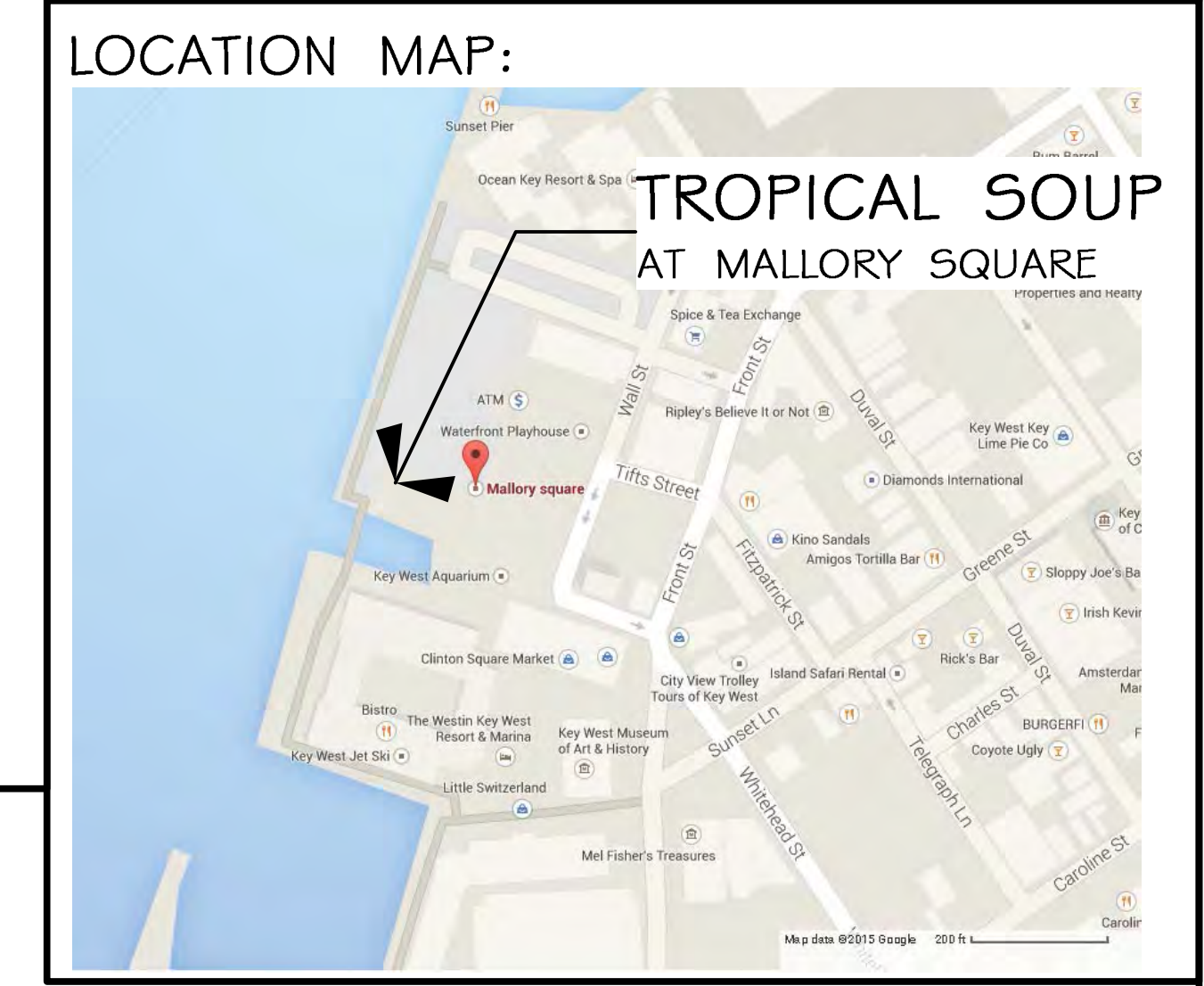
PROPOSED RESTAURANT

- AT MALLORY SQUARE -

ARCHITECTS : PETER PIKE & ASSOCIATES
471 US HIGHWAY 1, KEY WEST, FLORIDA 305-296-1692

BUILDING TYPE:
USE & OCCUPANCY: A-2
CONSTRUCTION TYPE: VB, SPRINKLED

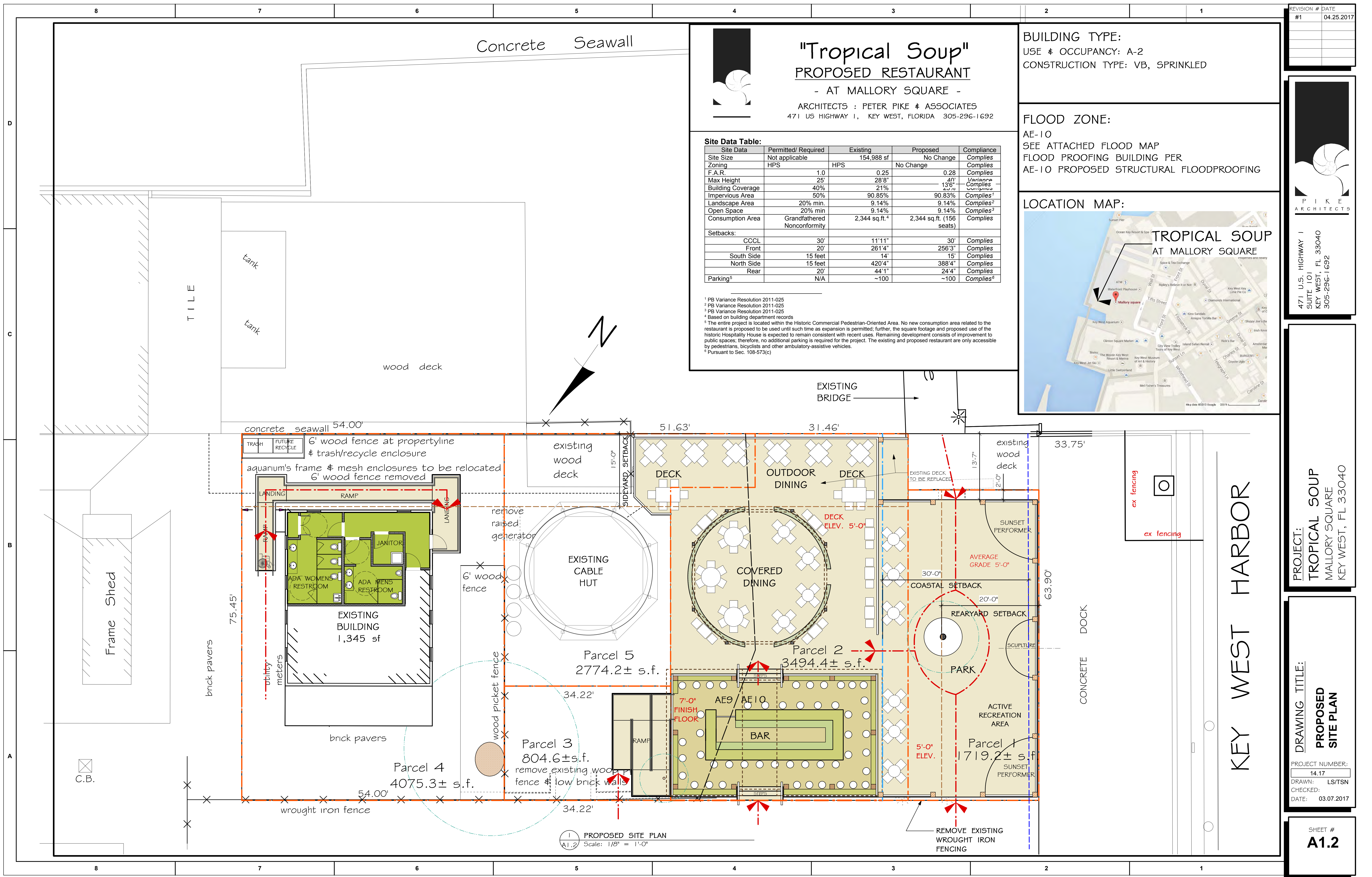
FLOOD ZONE:
AE-10
SEE ATTACHED FLOOD MAP
FLOOD PROOFING BUILDING PER
AE-10 PROPOSED STRUCTURAL FLOODPROOFING



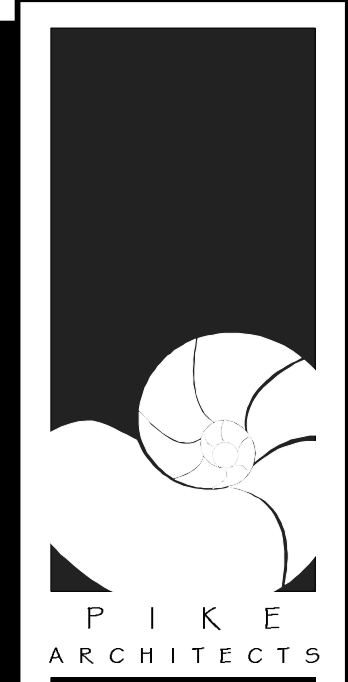
Site Data Table:

Site Data	Permitted/ Required	Existing	Proposed	Compliance
Site Size	Not applicable	154,988 sf	No Change	Complies
Zoning	HPS	HPS	No Change	Complies
F.A.R.	1.0	0.25	0.28	Complies
Max Height	25'	28'8"	40'	Variance Complies
Building Coverage	40%	21%	13'6"	Complies
Impervious Area	50%	90.85%	90.83%	Complies ¹
Landscape Area	20% min.	9.14%	9.14%	Complies ²
Open Space	20% min	9.14%	9.14%	Complies ³
Consumption Area	Grandfathered Nonconformity	2,344 sq.ft. ⁴	2,344 sq.ft. (156 seats)	Complies
Setbacks:				
CCCL	30'	11'11"	30'	Complies
Front	20'	261'4"	256'3"	Complies
South Side	15 feet	14'	15'	Complies
North Side	15 feet	420'4"	388'4"	Complies
Rear	20'	44'1"	24'4"	Complies
Parking ⁵	N/A	~100	~100	Complies ⁶

¹ PB Variance Resolution 2011-025
² PB Variance Resolution 2011-025
³ PB Variance Resolution 2011-025
⁴ Based on building department records
⁵ The entire project is located within the Historic Commercial Pedestrian-Oriented Area. No new consumption area related to the restaurant is proposed to be used until such time as expansion is permitted; further, the square footage and proposed use of the historic Hospitality House is expected to remain consistent with recent uses. Remaining development consists of improvement to public spaces; therefore, no additional parking is required for the project. The existing and proposed restaurant are only accessible by pedestrians, bicyclists and other ambulatory-assistive vehicles.
⁶ Pursuant to Sec. 108-573(c)



1 PROPOSED SITE PLAN
A1.2 Scale: 1/8" = 1'-0"



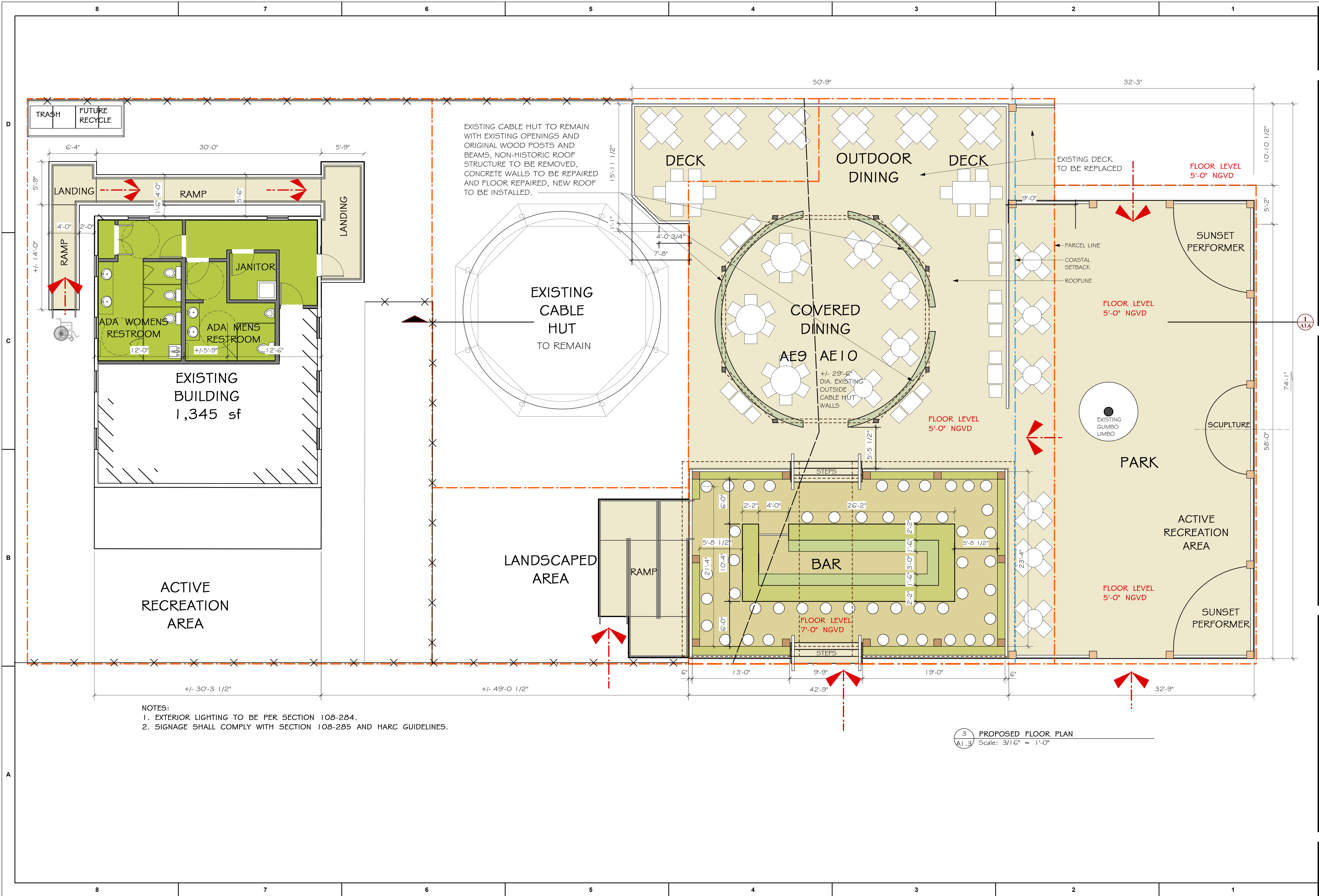
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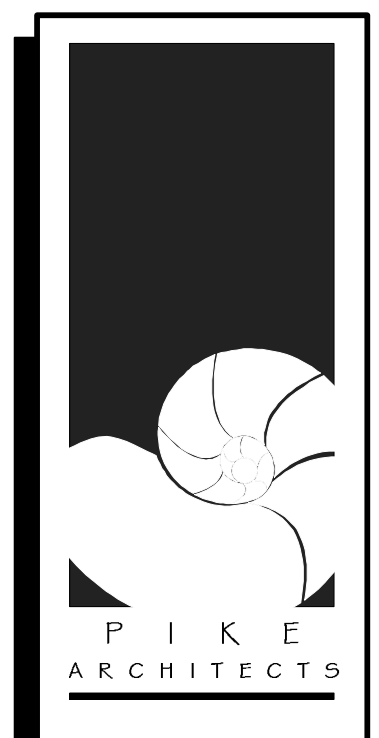
DRAWING TITLE:
PROPOSED
FLOOR PLAN

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A1.3



REVISION #	DATE
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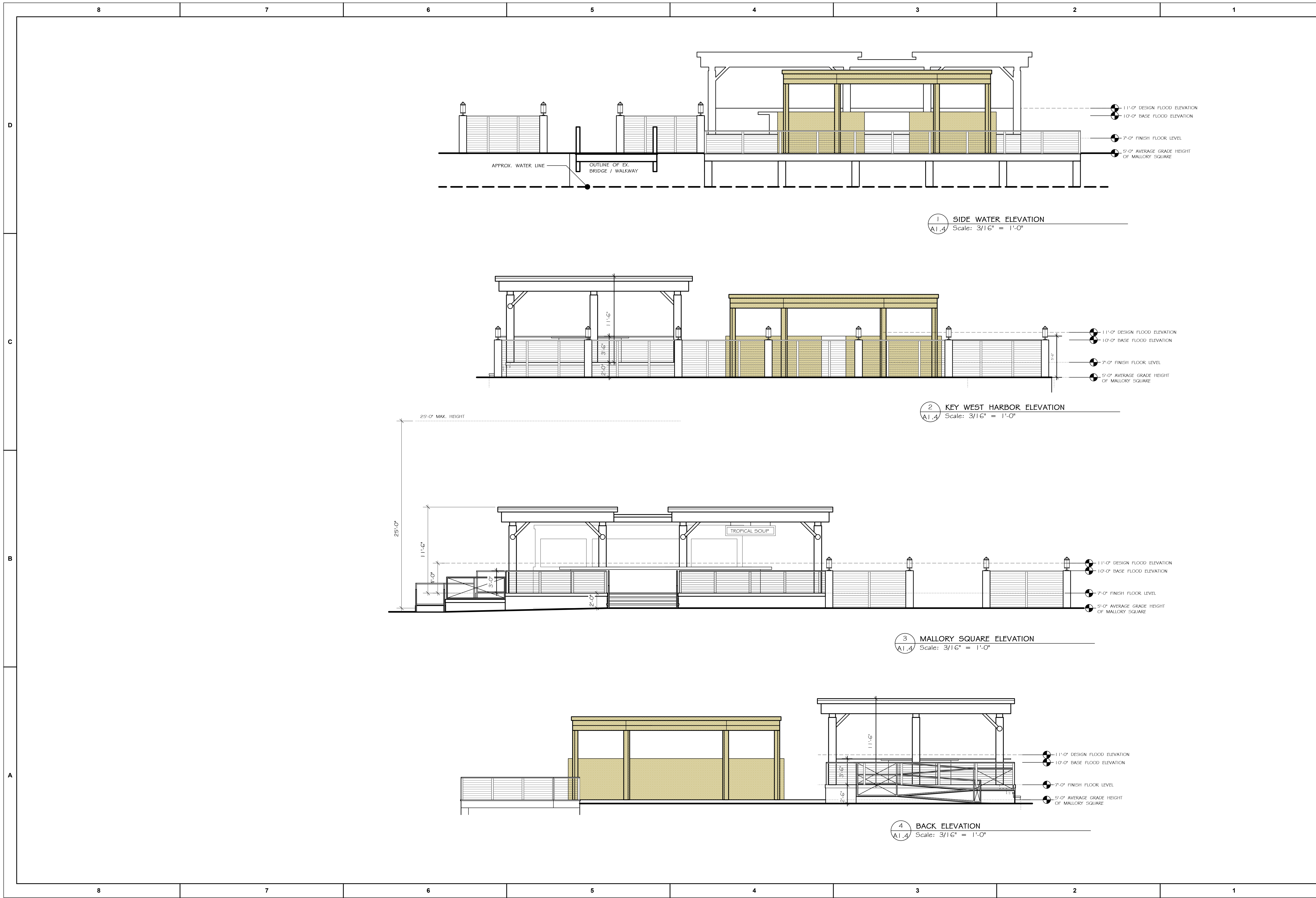
PROJECT:
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DRAWING TITLE:
ELEVATIONS

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A1.4

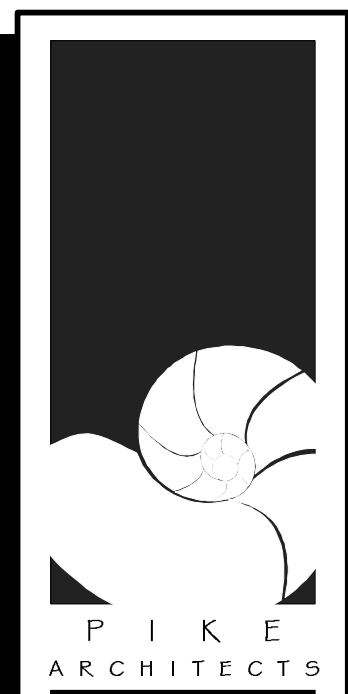


1 SIDE WATER ELEVATION
Scale: 3/16" = 1'-0"

2 KEY WEST HARBOR ELEVATION
Scale: 3/16" = 1'-0"

3 MALLORY SQUARE ELEVATION
Scale: 3/16" = 1'-0"

4 BACK ELEVATION
Scale: 3/16" = 1'-0"



P I K E
ARCHITECTS

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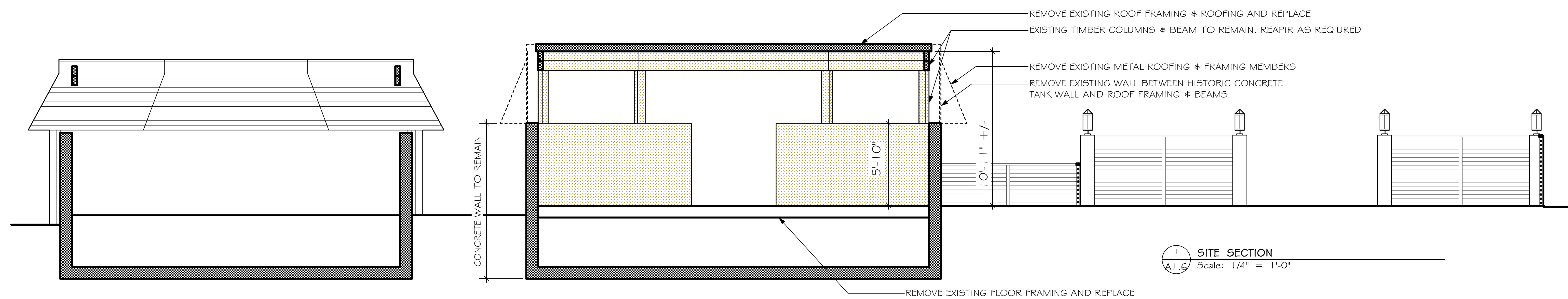
DRAWING TITLE:
CONTEXT ELEVATIONS

PROJECT NUMBER:
14.17
DRAWN: LSTSN
CHECKED:
DATE: 03.07.2017

SHEET #
A1.5



8 7 6 5 4 3 2 1



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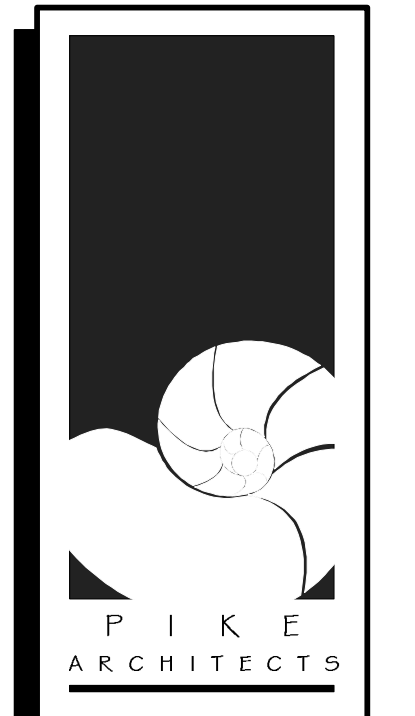
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8 7 6 5 4 3 2 1

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DRAWING TITLE:
**SITE SECTION &
 AERIAL SITE PLAN**

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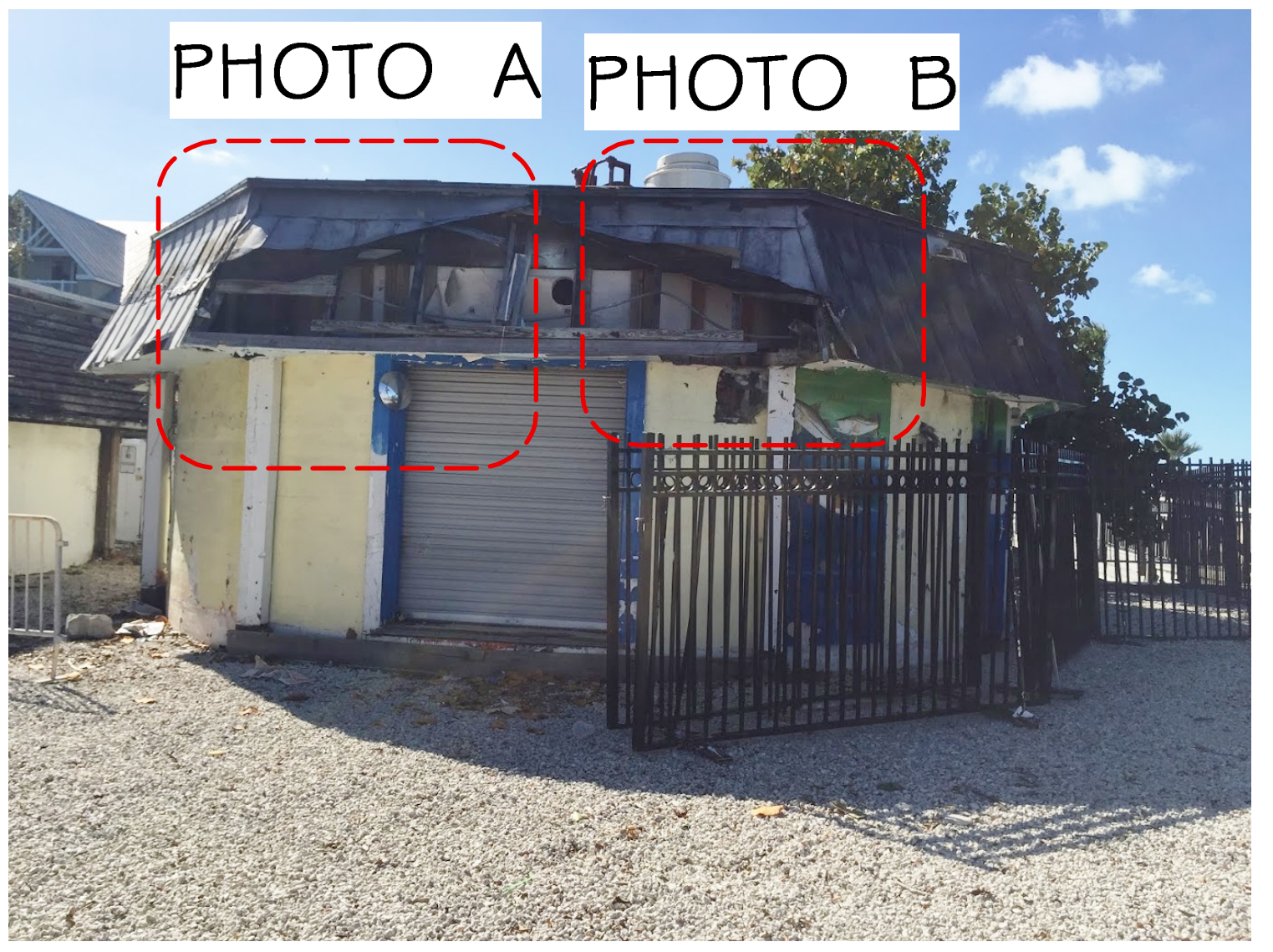
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REMOVE EXISTING METAL ROOFING, FRAMING DETERIORATED SOFFIT & DOORS



REMOVE EXISTING METAL ROOFING, ROOF FRAMING AND DETERIORATED SOFFIT



EXISTING CABLE HUT



INTERIOR REMOVE DETERIORATED FLOORING AN REPLACE



REMOVE ALL EXISTING DOORS AND ROOFING. REPAIR ALL CONCRETE SPALLING AT WALLS



REMOVE ALL EXISTING DOORS AND ROOFING. ALL HISTORIC TIMBERS COLUMNS & BEAMS TO REMAIN AND REPAIRED AS REQUIRED



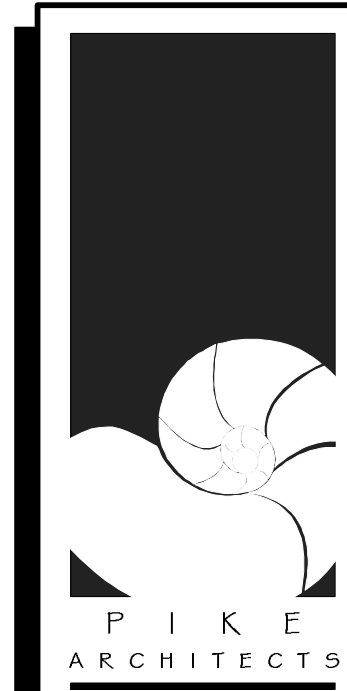
ALL HISTORIC TIMBERS COLUMNS & BEAMS TO REMAIN AND REPAIRED AS REQUIRED



EXISTING CABLE HUT INTERIOR REMOVE ALL INTERIOR KITCHEN EQUIPMENT & NON HISTORIC MATERIALS



EXISTING CABLE HUT INTERIOR REMOVE ALL INTERIOR NON HISTORIC MATERIALS AT WALLS AND ROOF



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