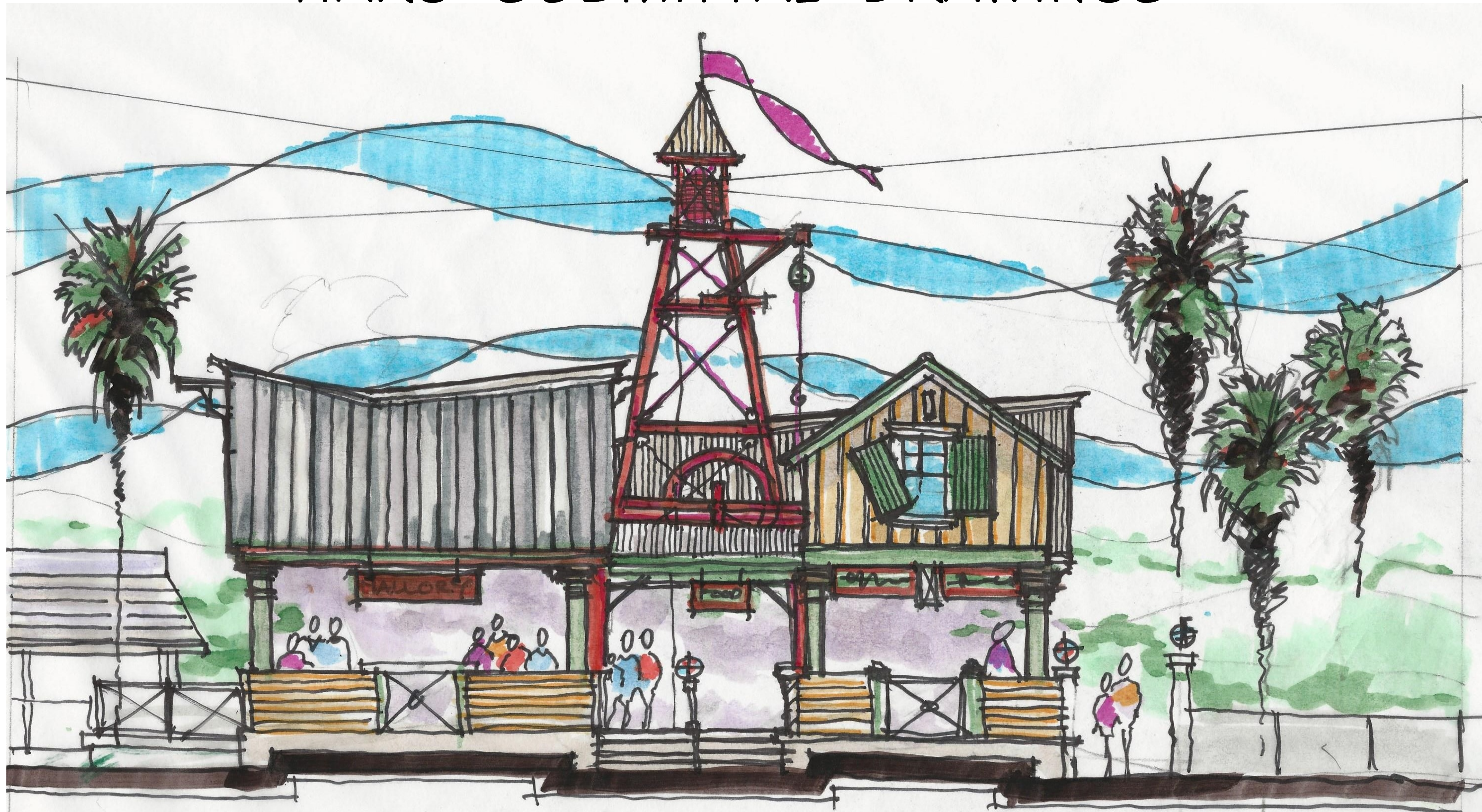


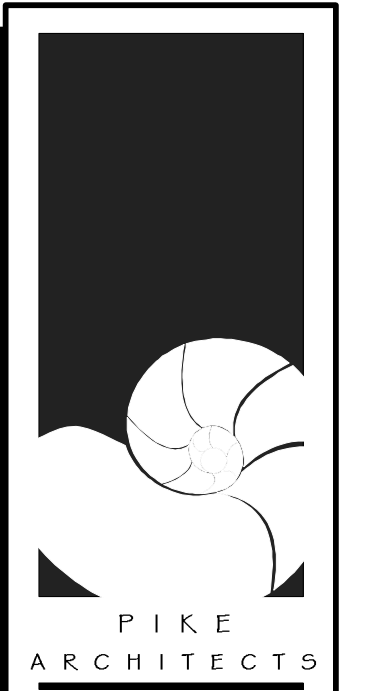
OCTOBER 27, 2016
HARC SUBMITTAL DRAWINGS



TROPICAL SOUP

MALLORY SQUARE

REVISIONS:	DATE
	05.29.2015
	06.08.2016
	09.02.2016
	10.27.2016



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

PROJECT:
TROPICAL SOUP
MALLORY SQUARE
KEY WEST, FL 33040

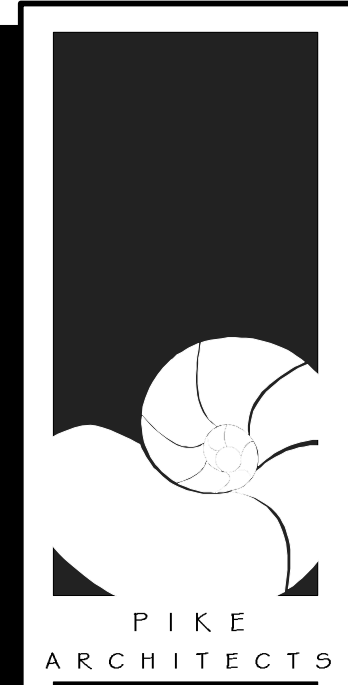
DRAWING TITLE:
COVER SHEET

PROJECT NUMBER:
14.17

DRAWN: TSN
CHECKED:
DATE: 09.09.2015

SHEET #
A-1

REVISIONS:	DATE
05.29.2015	
06.08.2016	
09.02.2016	
10.27.2016	



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:
SITE PLAN & SITE DATA

PROJECT NUMBER:
14.17
DRAWN: TSN
CHECKED:
DATE: 09.09.2015

SHEET #
A-1a

- DRAWING INDEX:**
- A-1 COVER SHEET
 - A-1a SITE PLAN & SITE DATA
 - A-1b EXISTING SITE PLAN & SITE DATA
 - A-1c LIFE SAFETY PLAN
 - A-2 PROPOSED FLOOR PLAN
 - A-3 CONSUMPTION AREA FLOOR PLAN
 - A-4 ELEVATIONS
 - A-5 ELEVATIONS
 - A-6 ELEVATIONS
 - A-7 AERIAL SITE PLAN
 - A-8 MALLORY SQUARE SITE PLAN
 - A-9 ELEVATION

"Tropical Soup" PROPOSED RESTAURANT

- AT MALLORY SQUARE -

ARCHITECTS : PETER PIKE & ASSOCIATES

471 US HIGHWAY 1, KEY WEST, FLORIDA 305-296-1692

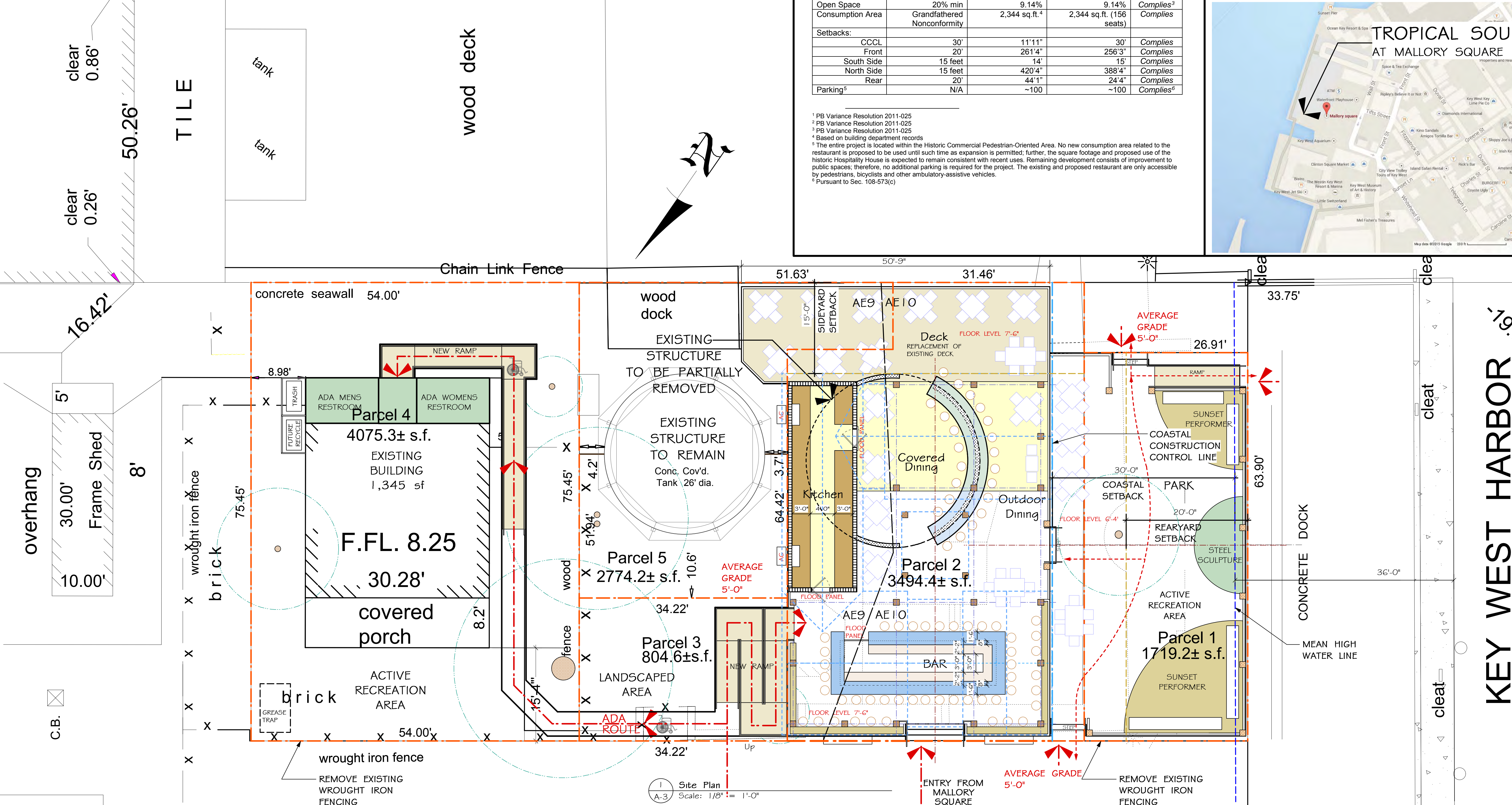
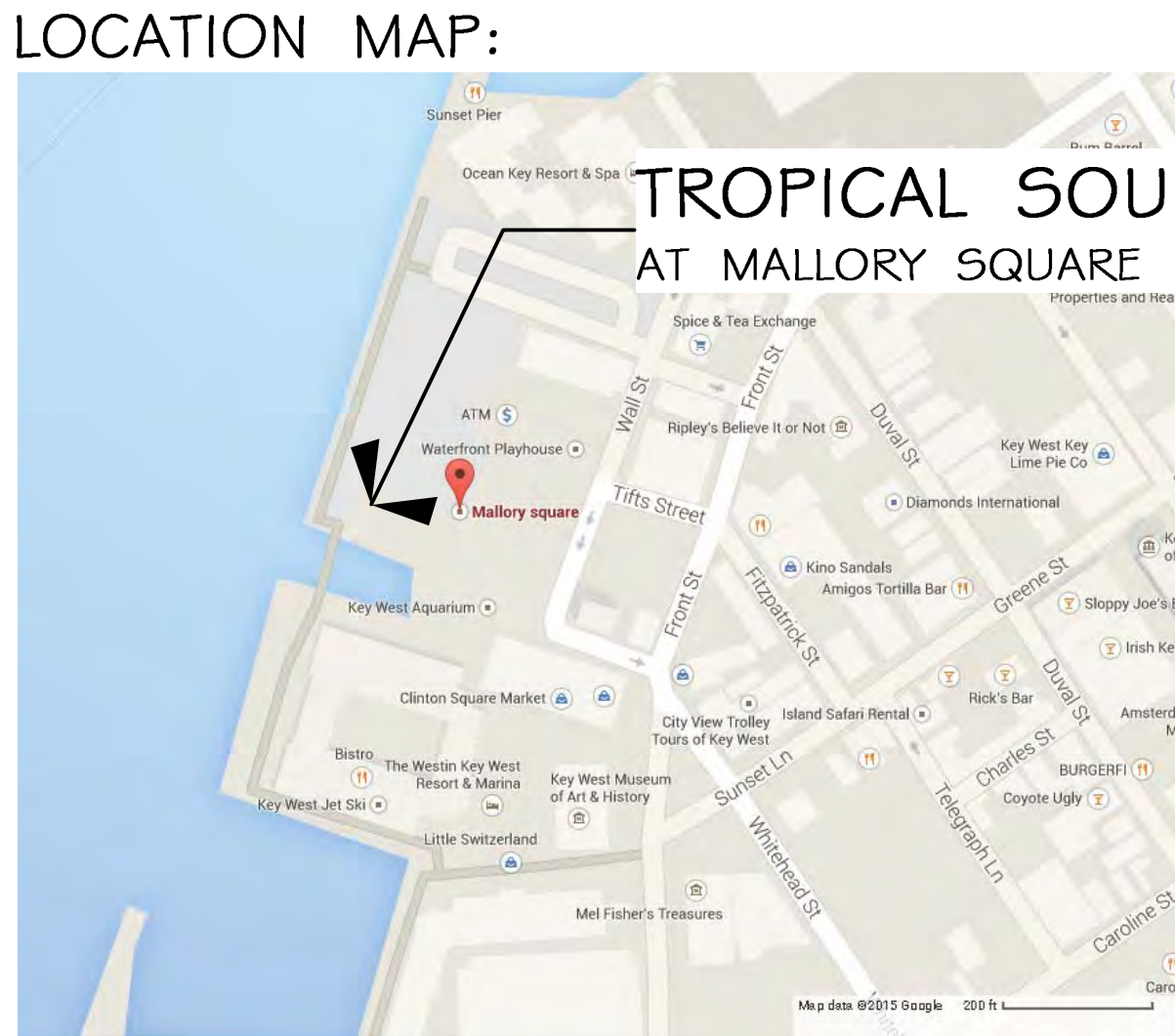
Site Data Table:

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
Building Coverage	40%	21%	25%	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'	26'14"	256'3"	Complies
South Side	15 feet	14'	15'	Complies
North Side	15 feet	42'4"	388'4"	Complies
Rear	20'	44'1"	24'4"	Complies
Parking ⁵	N/A	~100	~100	Complies ⁶

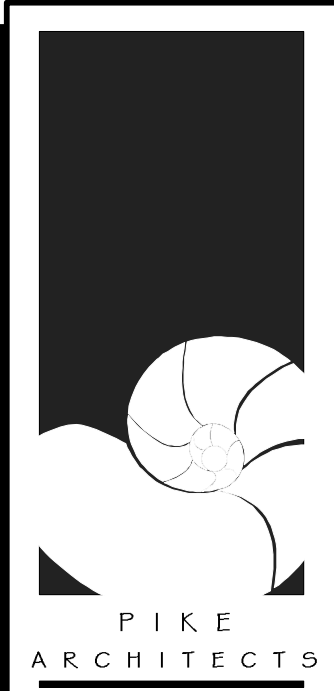
¹ PB Variance Resolution 2011-025
² PB Variance Resolution 2011-025
³ PB Variance Resolution 2011-025
⁴ Based on building department records
⁵ The entire project is located within the Historic Commercial Pedestrian-Oriented Area. No new consumption area related to the restaurant is proposed to be used 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)

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



REVISIONS:	DATE
05.29.2015	
06.08.2016	
09.02.2016	
10.27.2016	



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 PLAN
& SITE DATA

PROJECT NUMBER:
14.17

DRAWN: TSN
CHECKED:
DATE: 09.09.2015

SHEET #
A-1b

"Tropical Soup" PROPOSED RESTAURANT

- AT MALLORY SQUARE -

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

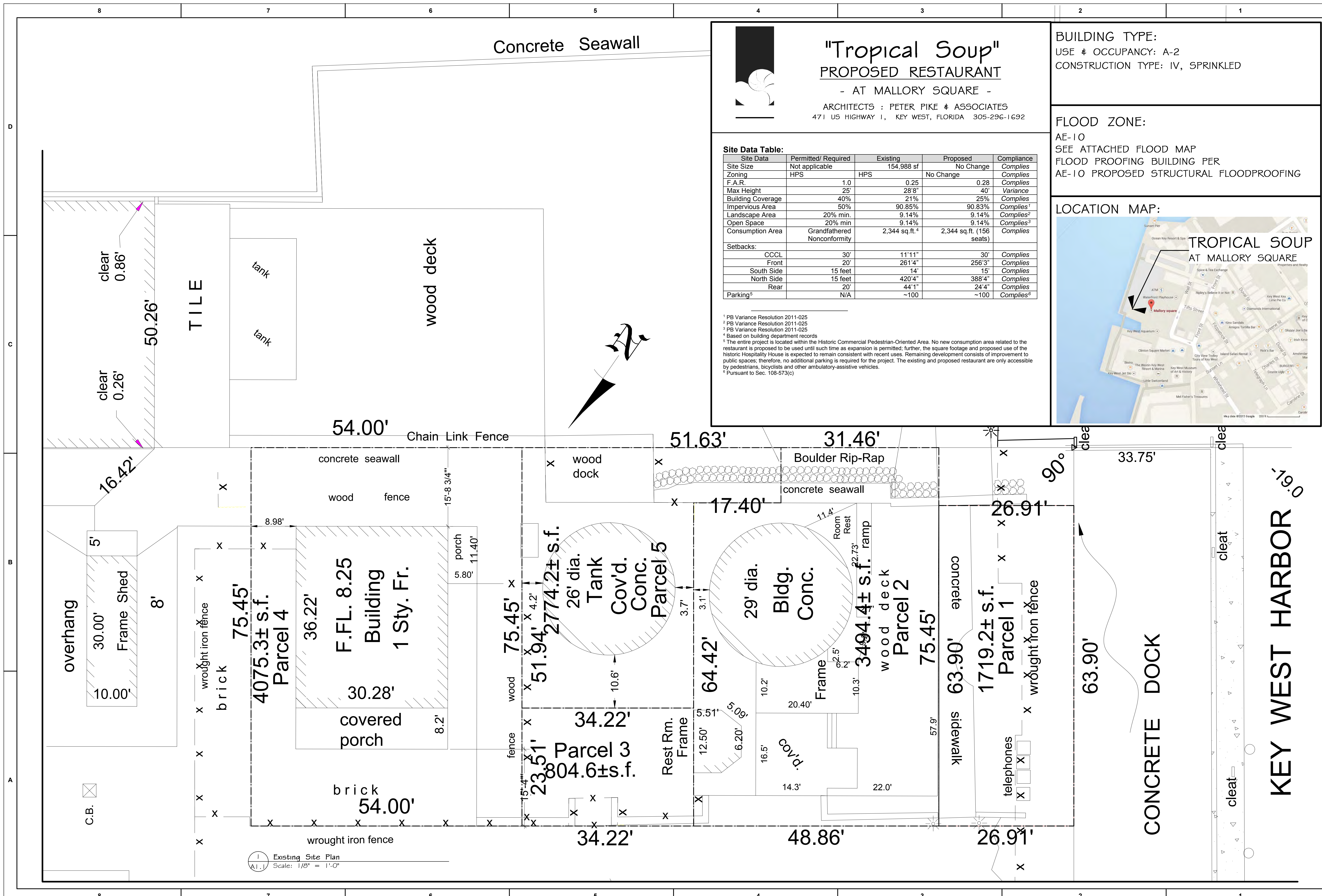
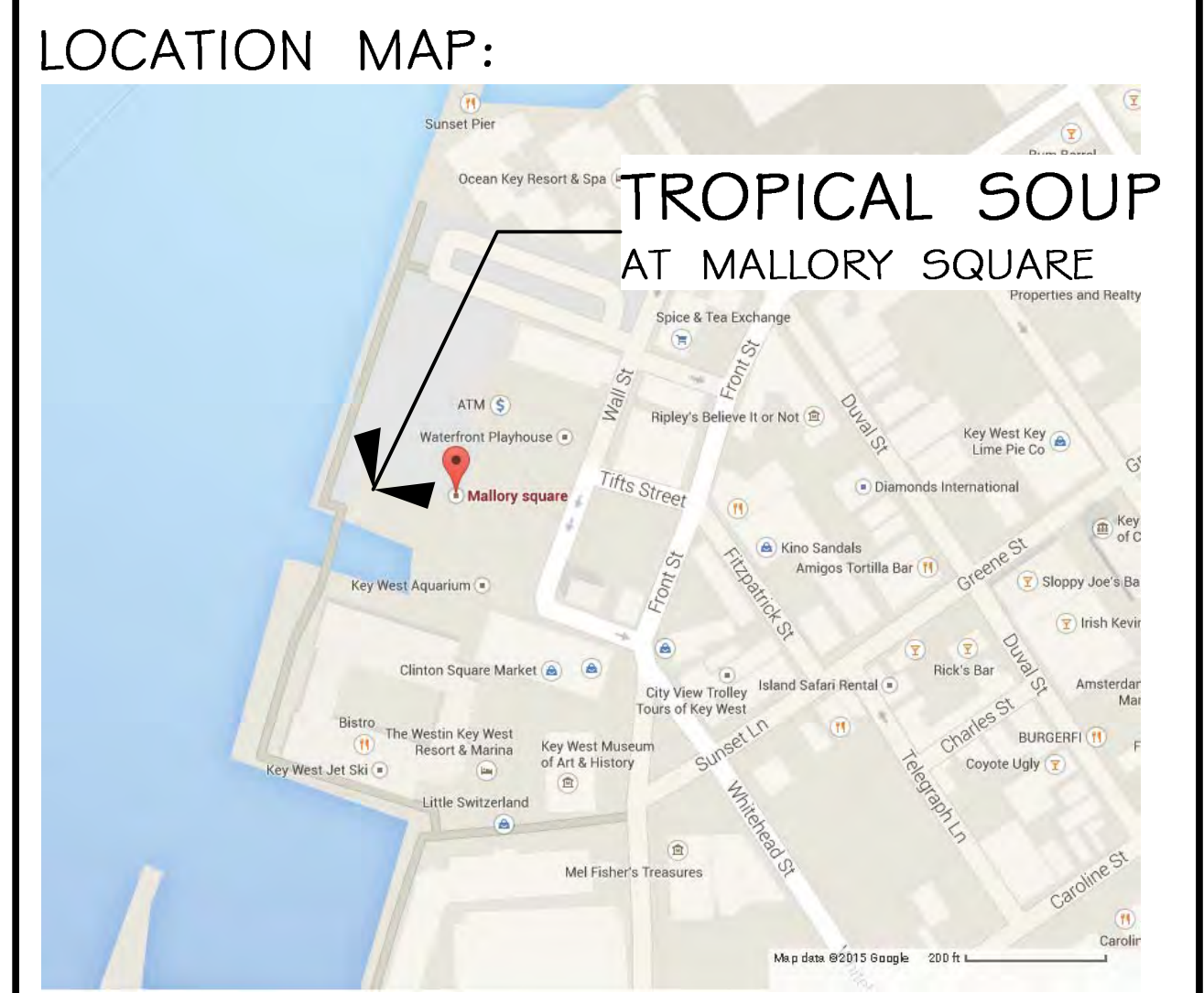
Site Data Table:

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Consumption Area	Grandfathered Nonconformity	2,344 sq.ft. ⁴	2,344 sq.ft. (156 seats)	Complies
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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)

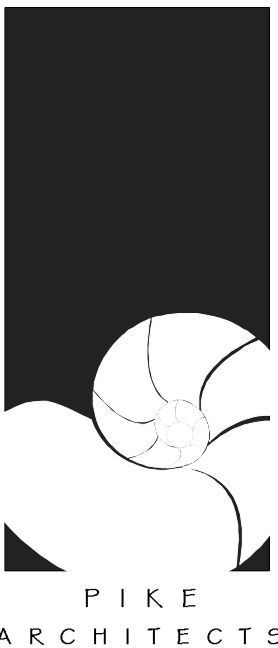
BUILDING TYPE:
USE & OCCUPANCY: A-2
CONSTRUCTION TYPE: IV, SPRINKLED

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



Existing Site Plan
Scale: 1/8" = 1'-0"

REVISIONS:	DATE
05.29.2015	
06.08.2016	
09.02.2016	
10.27.2016	



PIKE ARCHITECTS

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

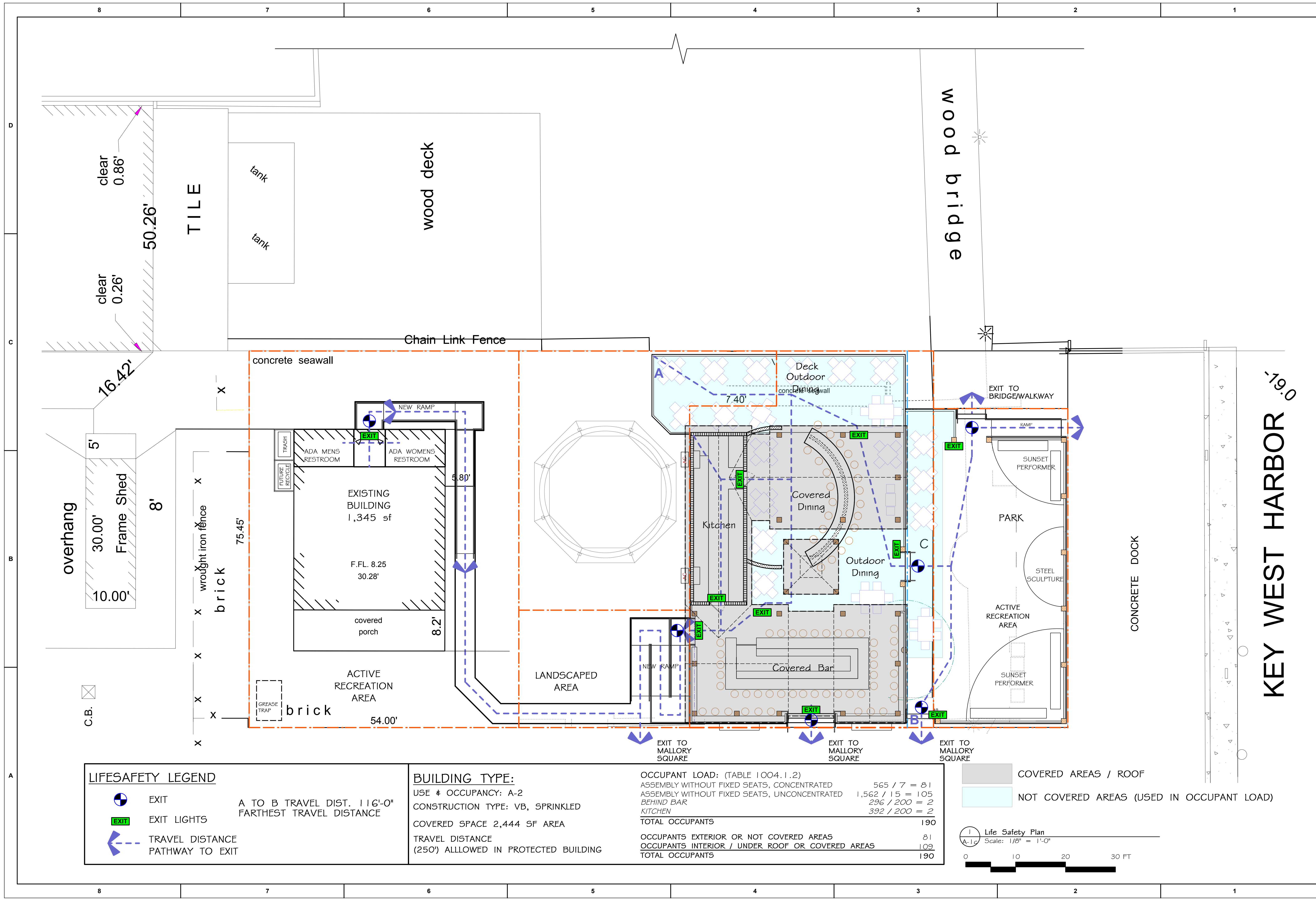
PROJECT:
TROPICAL SOUP
MALLORY SQUARE
KEY WEST, FL 33040

DRAWING TITLE:
LIFE SAFETY PLAN

PROJECT NUMBER:
14.17

DRAWN: TSN
CHECKED:
DATE: 09.09.2015

SHEET #
A-1c



LIFESAFETY LEGEND	
	EXIT
	EXIT LIGHTS
	TRAVEL DISTANCE PATHWAY TO EXIT
A TO B TRAVEL DIST. 116'-0" FARTHEST TRAVEL DISTANCE	

BUILDING TYPE:	
USE #	OCCUPANCY: A-2
CONSTRUCTION TYPE:	VB, SPRINKLED
COVERED SPACE 2,444 SF AREA	
TRAVEL DISTANCE (250') ALLOWED IN PROTECTED BUILDING	

OCCUPANT LOAD: (TABLE 1004.1.2)	
ASSEMBLY WITHOUT FIXED SEATS, CONCENTRATED	565 / 7 = 81
ASSEMBLY WITHOUT FIXED SEATS, UNCONCENTRATED	1,562 / 15 = 105
BEHIND BAR	296 / 200 = 2
KITCHEN	392 / 200 = 2
TOTAL OCCUPANTS	190
OCCUPANTS EXTERIOR OR NOT COVERED AREAS	
OCCUPANTS INTERIOR / UNDER ROOF OR COVERED AREAS	81
TOTAL OCCUPANTS	190

COVERED AREAS / ROOF

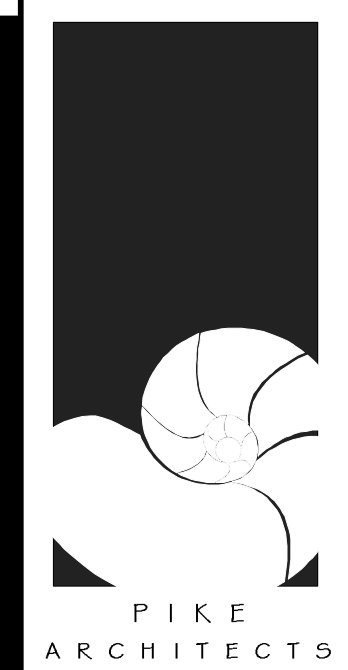
NOT COVERED AREAS (USED IN OCCUPANT LOAD)

Life Safety Plan

A-1c Scale: 1/8" = 1'-0"

0 10 20 30 FT

REVISIONS:	DATE
05.29.2015	
06.08.2016	
09.02.2016	
10.27.2016	



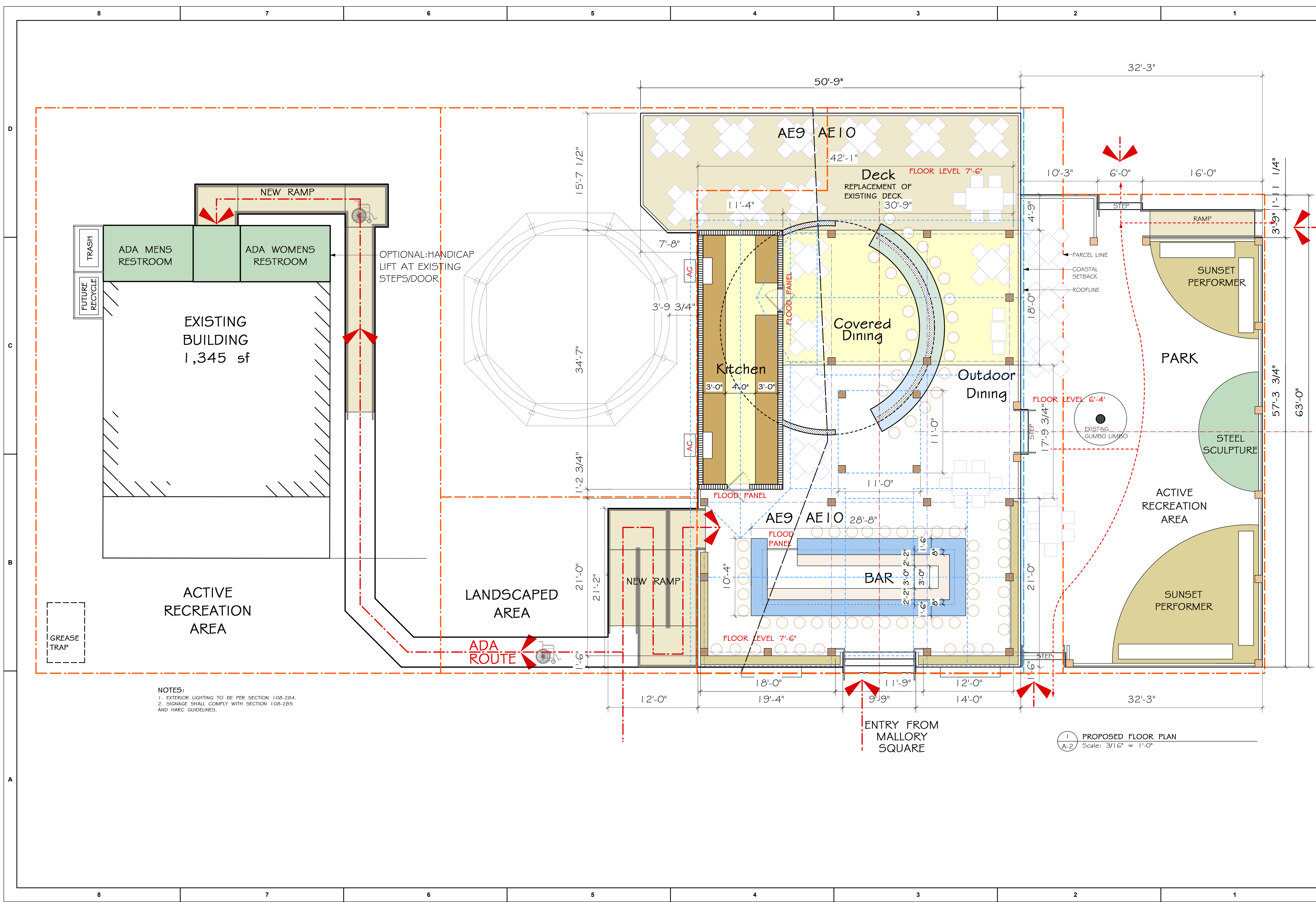
PIKE ARCHITECTS
471 U.S. HIGHWAY 1
SUITE 101
KEY WEST, FL 33040
305-296-1692

PROJECT:
TROPICAL SOUP
MALLORY SQUARE
KEY WEST, FL 33040

DRAWING TITLE:
PROPOSED FLOOR PLAN

PROJECT NUMBER:
14.17
DRAWN: TSN
CHECKED:
DATE: 09.09.2015

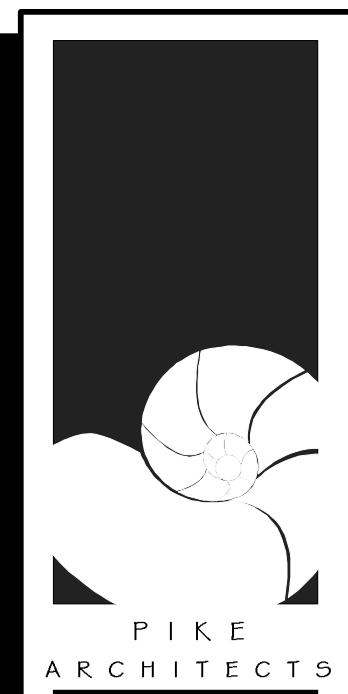
SHEET #
A-2



NOTES:
1. EXTERIOR LIGHTING TO BE PER SECTION 108-284.
2. SIGNAGE SHALL COMPLY WITH SECTION 108-285 AND HARC GUIDELINES.

1 PROPOSED FLOOR PLAN
A-2 Scale: 3/16" = 1'-0"

REVISIONS:	DATE
05.29.2015	
06.08.2016	
09.02.2016	
10.27.2016	



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

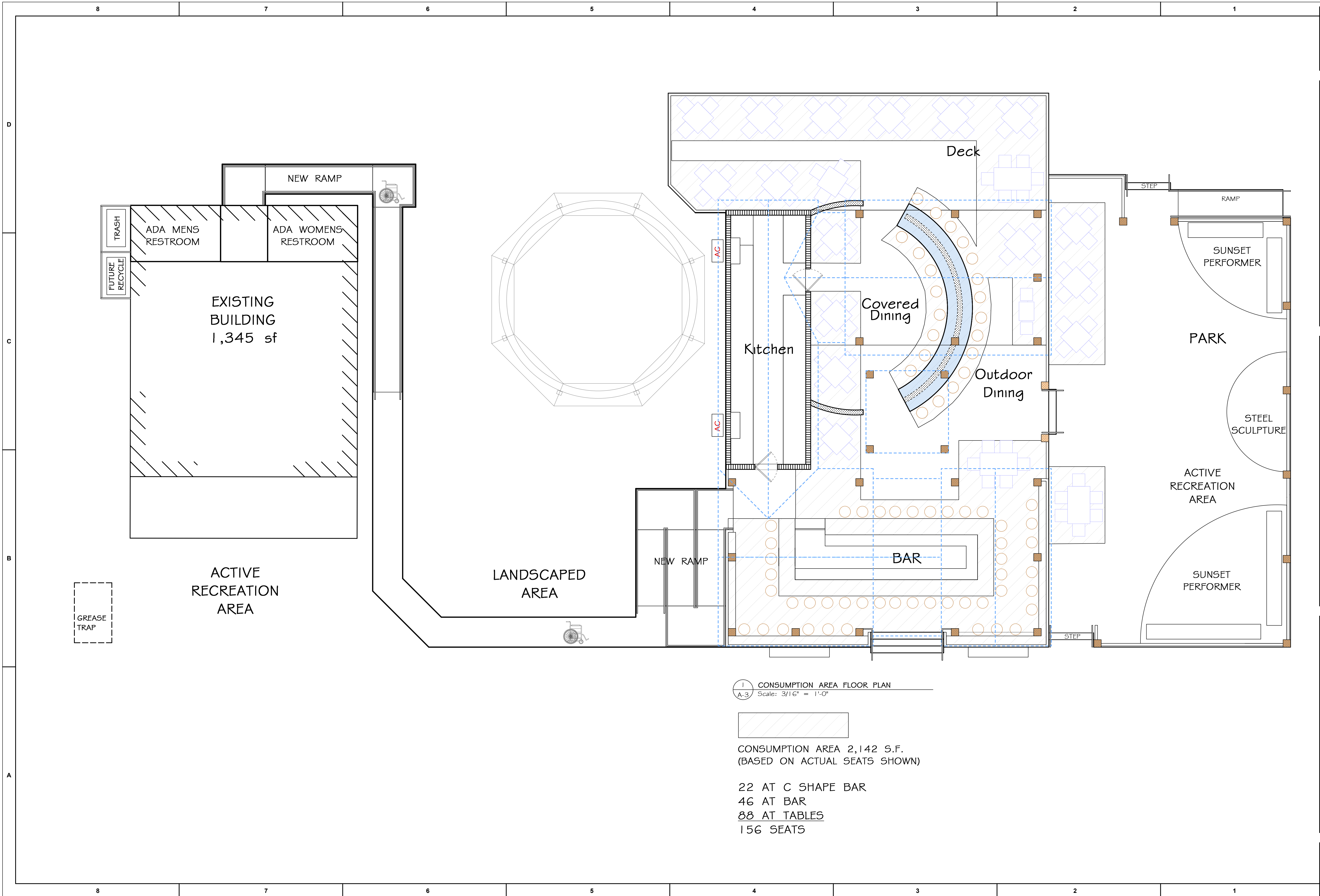
PROJECT:
TROPICAL SOUP
MALLORY SQUARE
KEY WEST, FL 33040

DRAWING TITLE:
**CONSUMPTION
AREA FLOOR PLAN**

PROJECT NUMBER:
14.17

DRAWN: TSN
CHECKED:
DATE: 09.09.2015

SHEET #
A-3

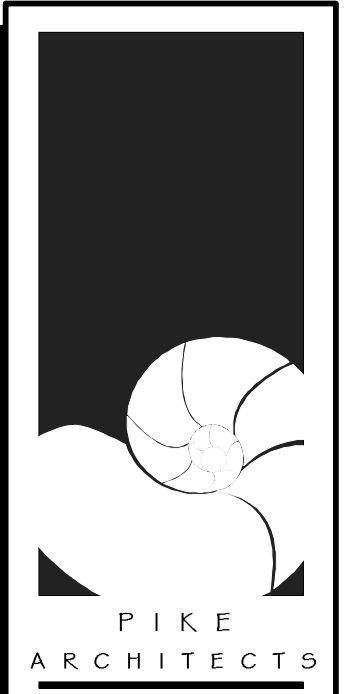


1 CONSUMPTION AREA FLOOR PLAN
A-3 Scale: 3/16" = 1'-0"

CONSUMPTION AREA 2,142 S.F.
(BASED ON ACTUAL SEATS SHOWN)

- 22 AT C SHAPE BAR
- 46 AT BAR
- 88 AT TABLES
- 156 SEATS

REVISIONS:	DATE
05.29.2015	
06.08.2016	
09.02.2016	
10.27.2016	



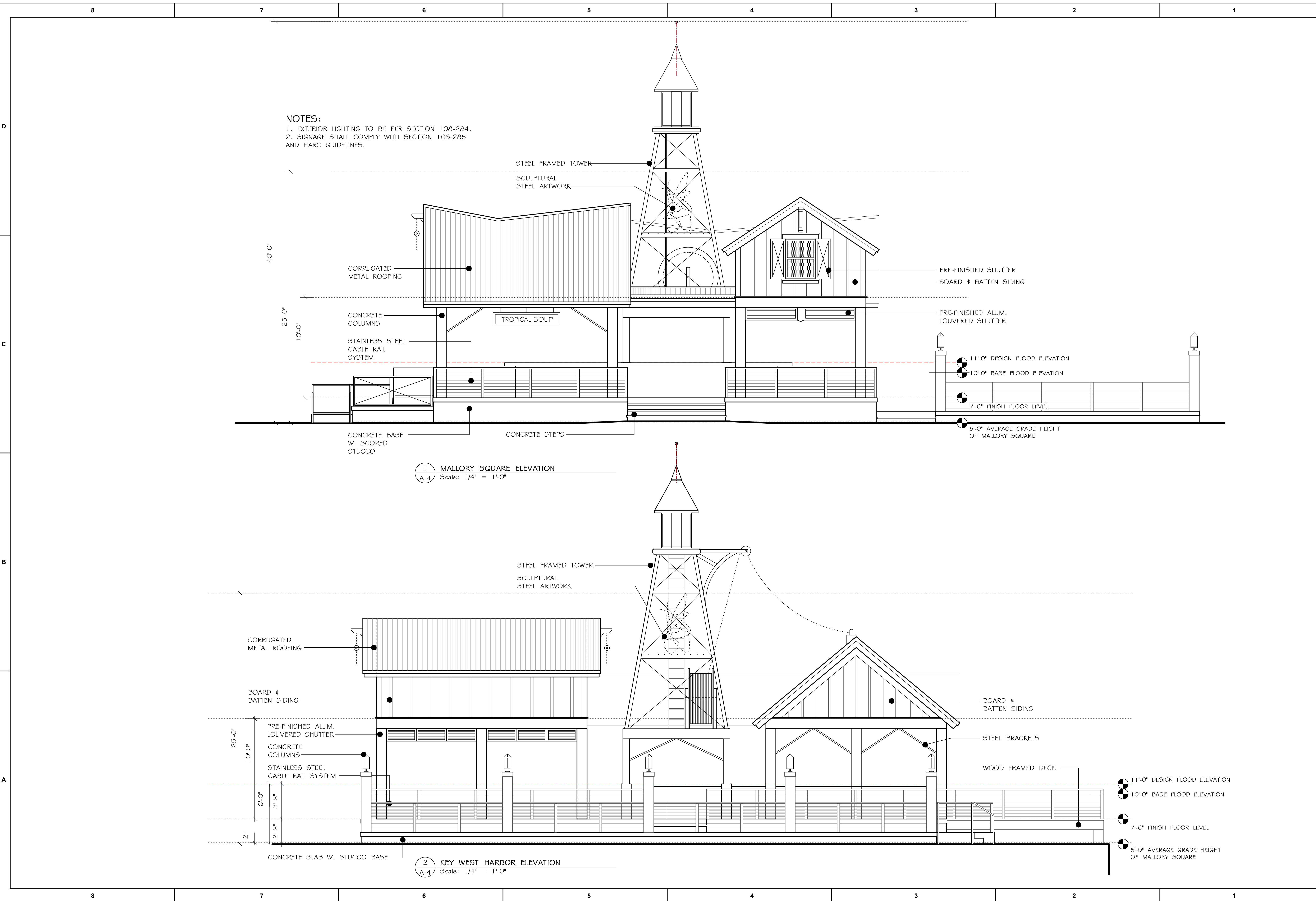
PIKE
ARCHITECTS
471 U.S. HIGHWAY 1
SUITE 101
KEY WEST, FL 33040
305-296-1692

PROJECT:
TROPICAL SOUP
MALLORY SQUARE
KEY WEST, FL 33040

DRAWING TITLE:
ELEVATIONS

PROJECT NUMBER:
14.17
DRAWN: TSN
CHECKED:
DATE: 09.09.2015

SHEET #
A-4



REVISIONS:	DATE
05.29.2015	
06.08.2016	
09.02.2016	
10.27.2016	

PIKE ARCHITECTS

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:
ELEVATIONS

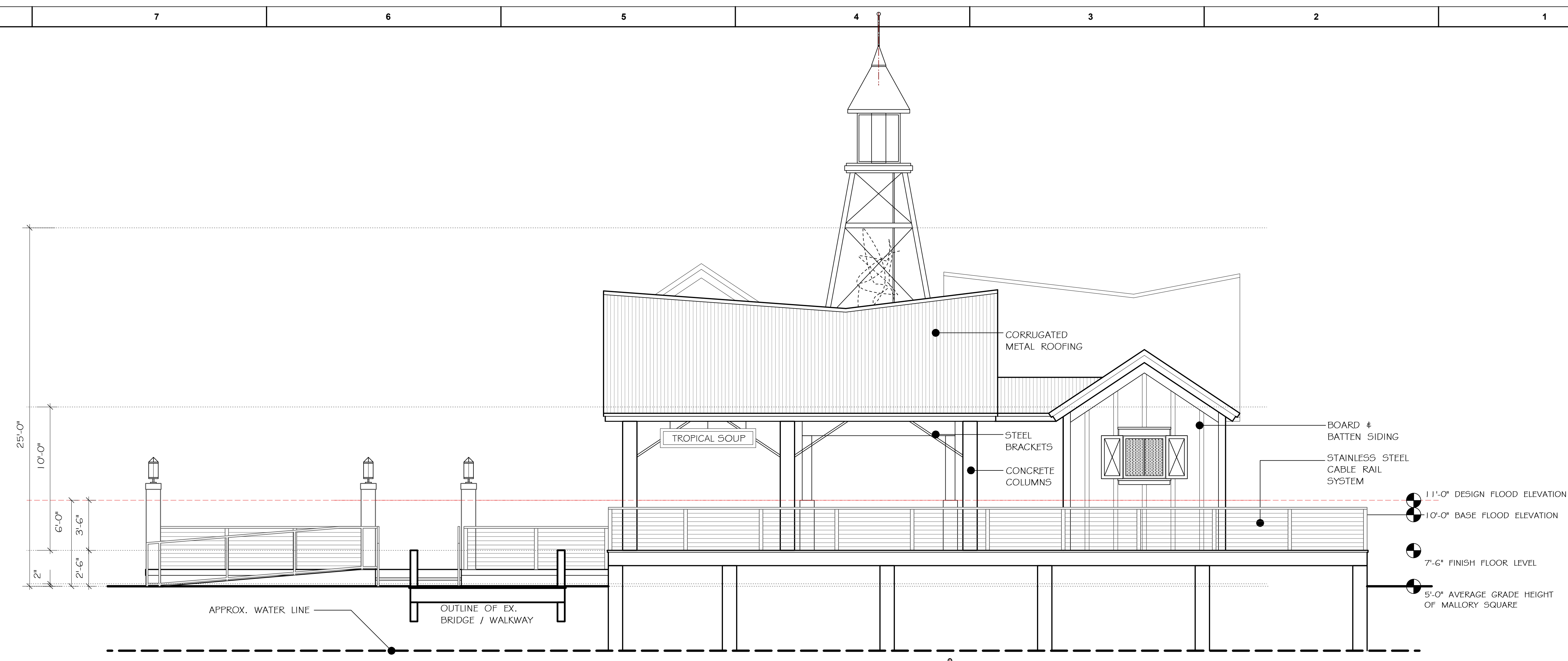
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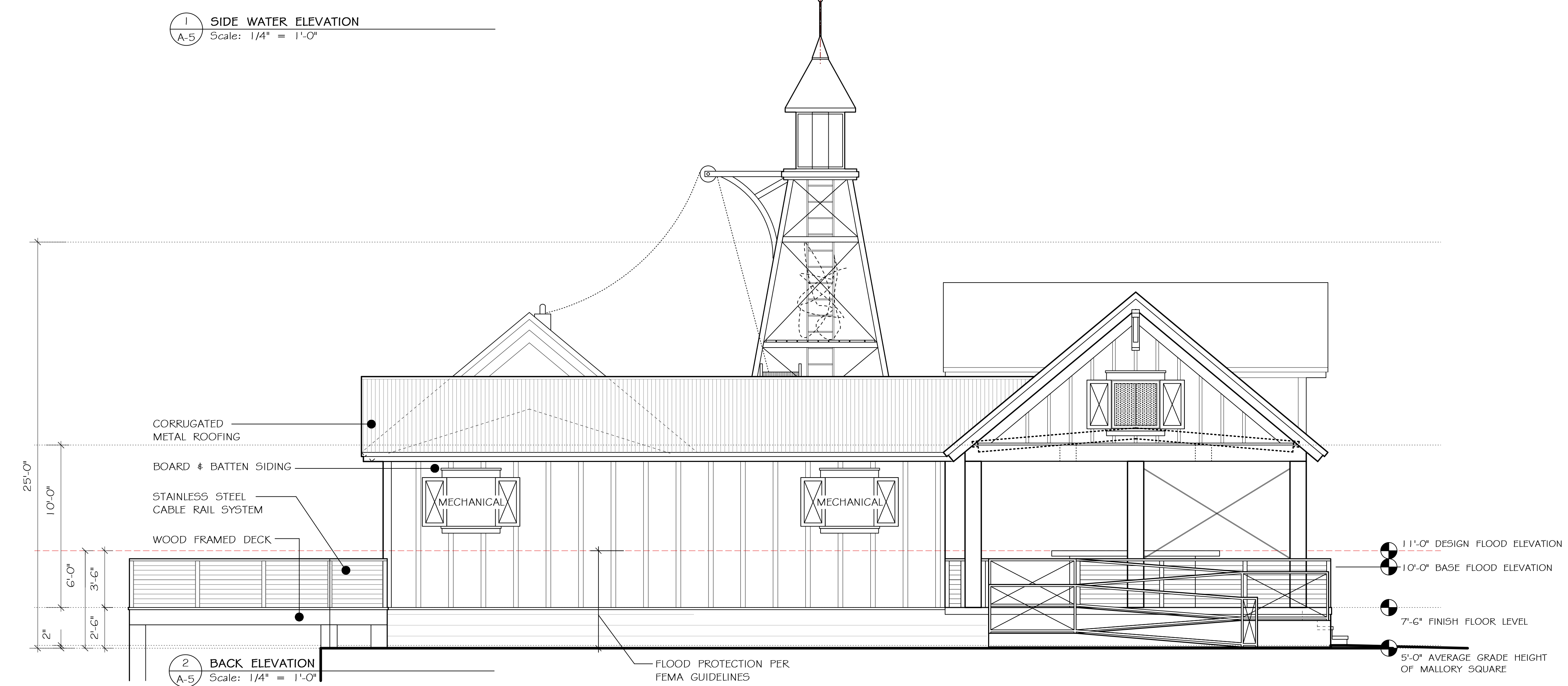
CHECKED:

DATE: 09.09.2015

SHEET #
A-5



1 SIDE WATER ELEVATION
Scale: 1/4" = 1'-0"



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

REVISIONS:	DATE
05.29.2015	
06.08.2016	
09.02.2016	
10.27.2016	
12.08.2016	

PIKE
ARCHITECTS

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

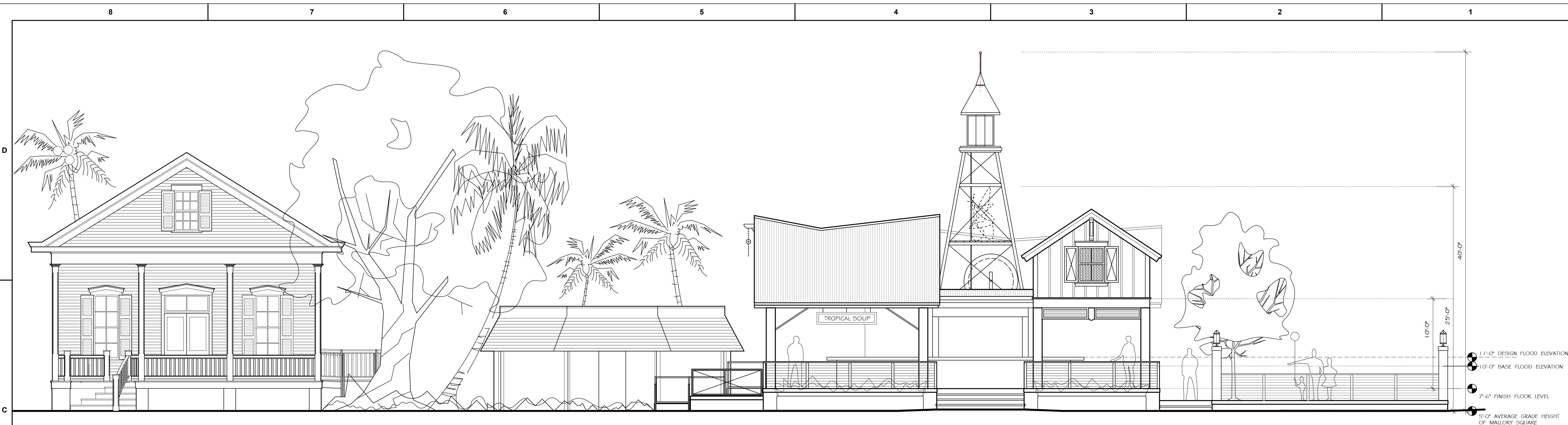
PROJECT:
TROPICAL SOUP
MALLORY SQUARE
KEY WEST, FL 33040

DRAWING TITLE:
ELEVATIONS

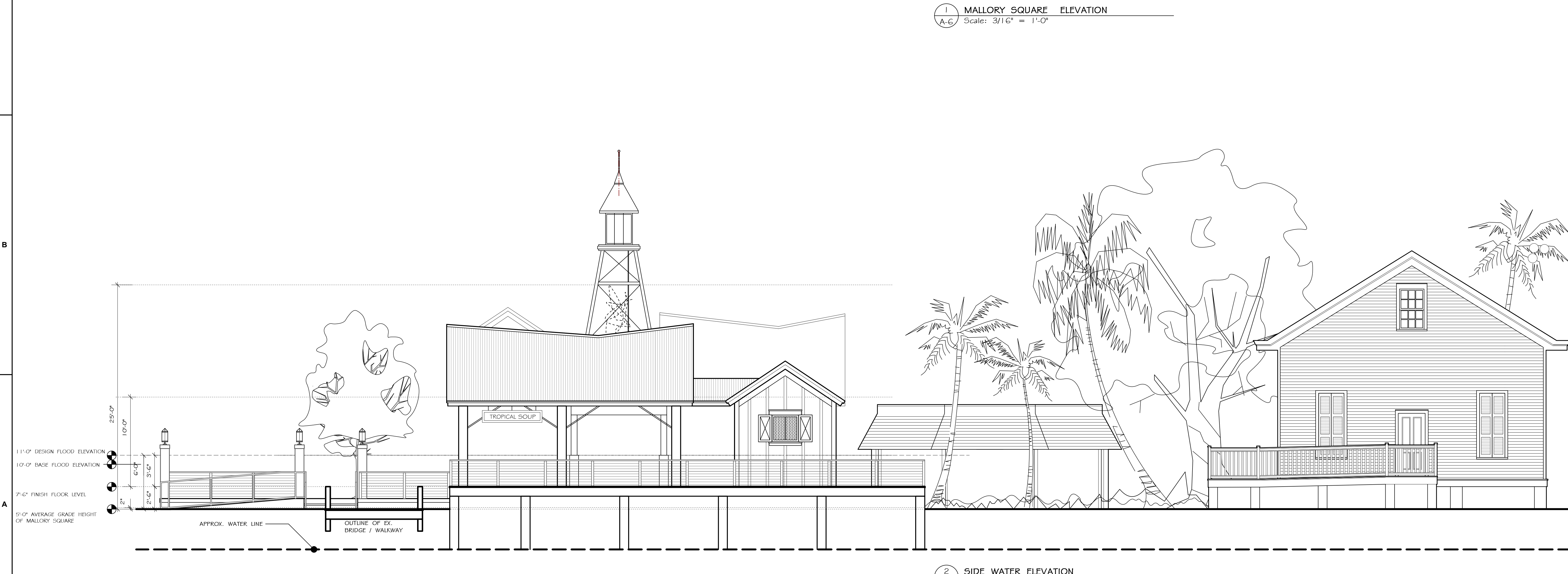
PROJECT NUMBER:
14.17

DRAWN: TSN
CHECKED:
DATE: 09.09.2015

SHEET #
A-6

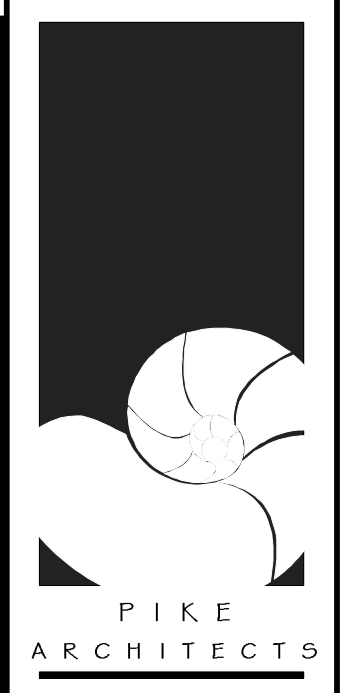


1 MALLORY SQUARE ELEVATION
Scale: 3/16" = 1'-0"



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

REVISIONS:	DATE
	05.29.2015
	06.08.2016
	09.02.2016
	10.27.2016



471 U.S. HIGHWAY 1
SUITE 101
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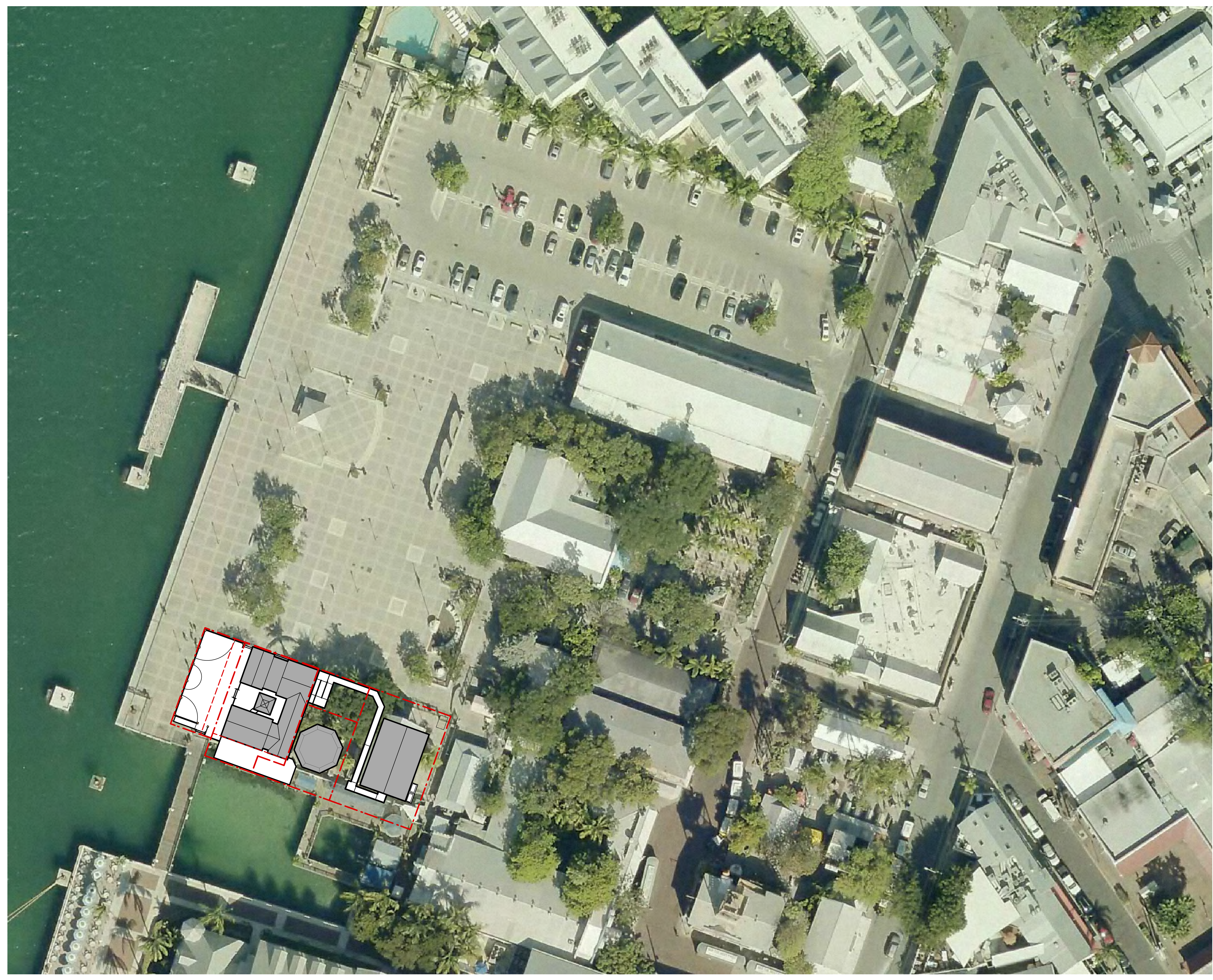
PROJECT:
TROPICAL SOUP
MALLORY SQUARE
KEY WEST, FL 33040

DRAWING TITLE:
AERIAL SITE PLAN

PROJECT NUMBER:
14.17
DRAWN: TSN
CHECKED:
DATE: 09.09.2015

SHEET #
A-7

D
C
B
A



1
A-7 AERIAL SITE PLAN REFERENCE DRAWING

REVISIONS:	DATE
05.29.2015	
06.08.2016	
09.02.2016	
10.27.2016	

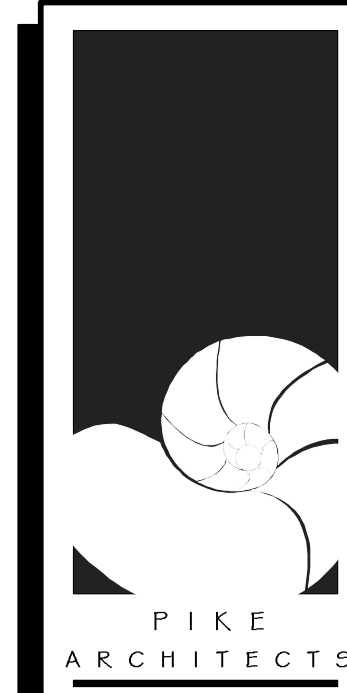


"Tropical Soup"
PROPOSED RESTAURANT
- AT MALLORY SQUARE -
ARCHITECTS : PETER PIKE & ASSOCIATES
471 US HIGHWAY 1, KEY WEST, FLORIDA 305-296-1692

Site Data Table:

Site Data	Permitted/ Required	Existing	Proposed	Compliance
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Consumption Area	Grandfathered Nonconformity	2,344 sq.ft. ⁴	2,344 sq.ft. (156 seats)	Complies
Setbacks:				
CCCL	30'	1111'	30'	Complies
Front	20'	2614'	256'3"	Complies
South Side	15 feet	14'	15'	Complies
North Side	15 feet	4204'	3884'	Complies
Rear	20'	4411'	244'	Complies
Parking ³	N/A	-100	-100	Complies ³

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

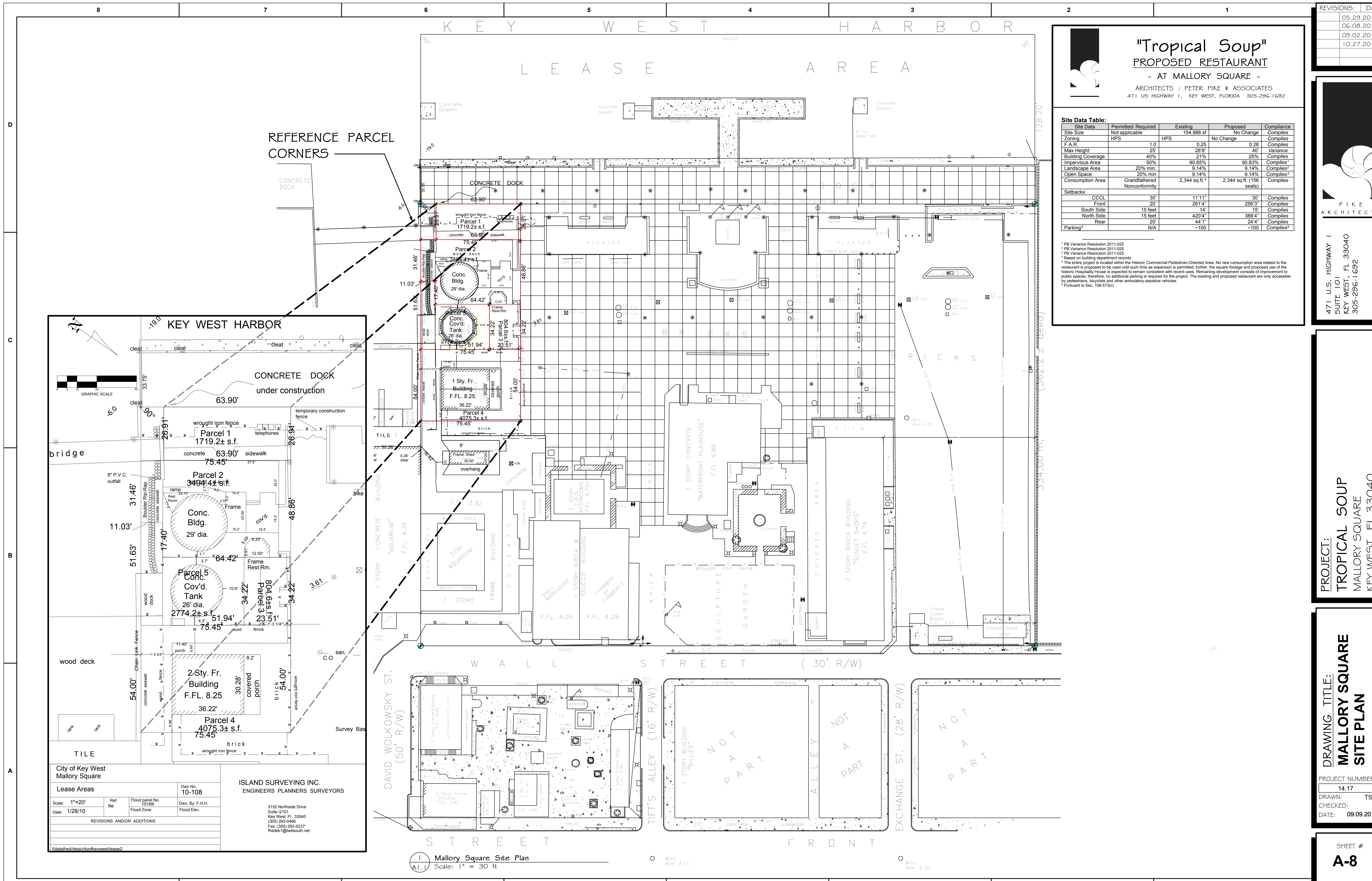
PROJECT:
TROPICAL SOUP
MALLORY SQUARE
KEY WEST, FL 33040

DRAWING TITLE:
MALLORY SQUARE
SITE PLAN

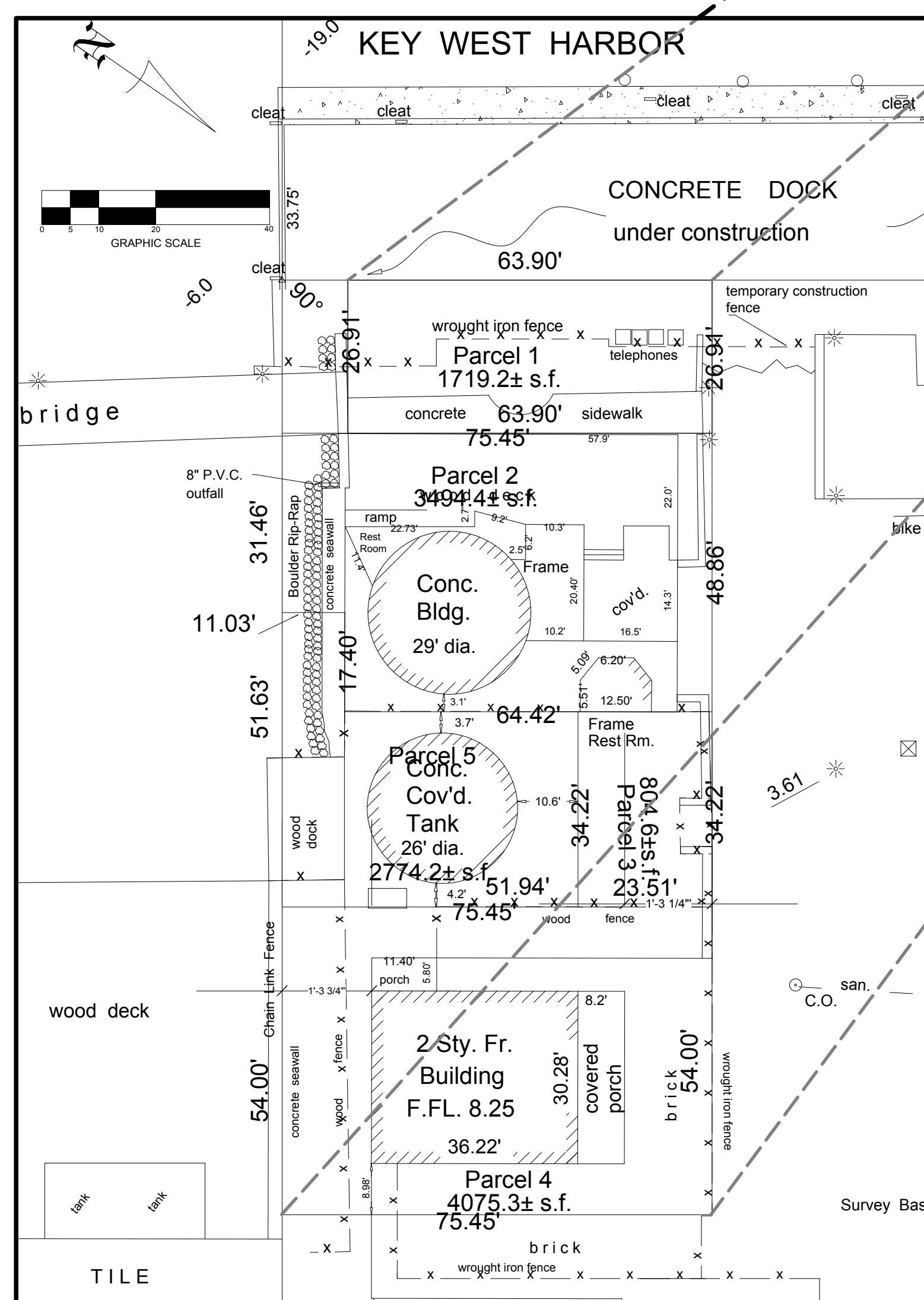
PROJECT NUMBER:
14.17

DRAWN: TSN
CHECKED:
DATE: 09.09.2015

SHEET #
A-8



REFERENCE PARCEL CORNERS



City of Key West
Mallory Square

Lease Areas

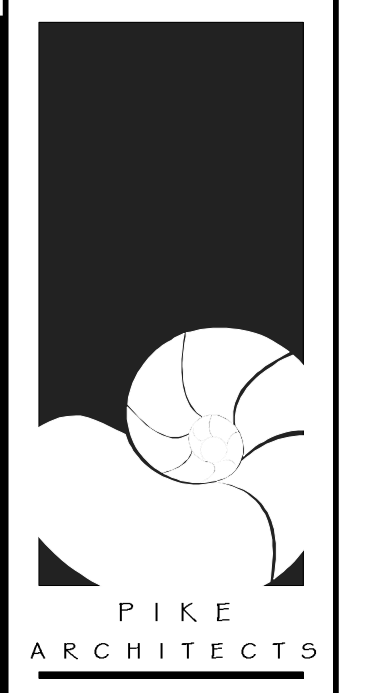
Dwn No: 10-108	Dwn By: F.H.H.
Scale: 1"=20'	Flood panel No. 1516K
Date: 1/28/10	Flood Zone:

ISLAND SURVEYING INC.
ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive
Suite 1210
Key West, FL 33040
(305) 293-0466
Fax: (305) 293-0237
info@islandsurveying.com

Mallory Square Site Plan
Scale: 1" = 30 ft

REVISIONS:	DATE
05.29.2015	
06.22.2016	
09.02.2016	
10.27.2016	



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:
ELEVATION

PROJECT NUMBER:
14.17

DRAWN: TSN
CHECKED:
DATE: 09.09.2015

SHEET #
A-9



1 BUILDING OVERLAY REFERENCE DRAWING
A-9