

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"

**SITE DATA**

SITE AREA: 140,059 S.F. (3.21 ACRES)  
 LAND USE: HRCC-2  
 FLOOD ZONE: VE +10.0' (FLOOD PNL #20870516K), 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:	47,850 S.F. (0.34 MAX)
PROPOSED:	45,938 S.F. (0.32 MAX)

OPEN SPACE RATIO: 0.50 W/N 100' MWL

**HEIGHTS:**

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. (29%)
PROPOSED:	42,701 S.F. (30.5%)

**IMPERVIOUS AREA:**

REQUIRED:	84,035 S.F. (60% MAX)
EXISTING:	131,824 S.F. (94%)
PROPOSED:	130,300 S.F. (93%)

**LANDSCAPE AREA:**

REQUIRED:	58,013 S.F. (42%)
EXISTING:	8,435 S.F. (6%)
PROPOSED:	9,758 S.F. (7%)

IMPROVED 836 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 1:**

EXISTING:	1,280 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

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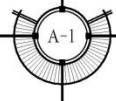
SCALE

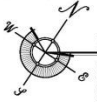
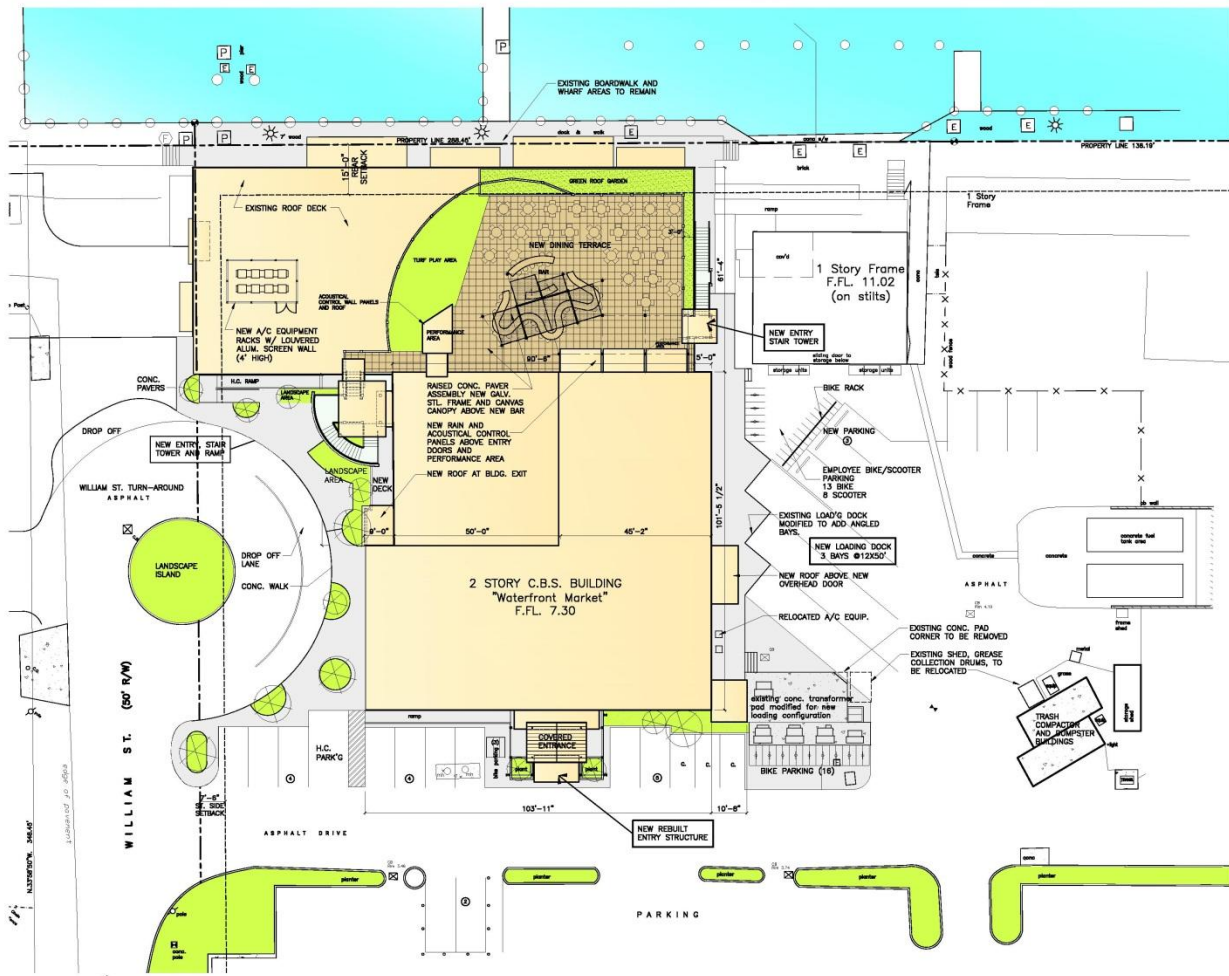
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 12-01-11 DRC

REVISIONS

DRAWN BY  
 EMA  
 FTH  
 PROJECT  
 NUMBER  
 1113





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 SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY FREDERICK H. HILDEBRANDT, SURVEYOR DATED ON 02-27-06 SCALE: 1/16" = 1'-0"

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SCALE \_\_\_\_\_

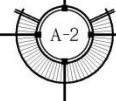
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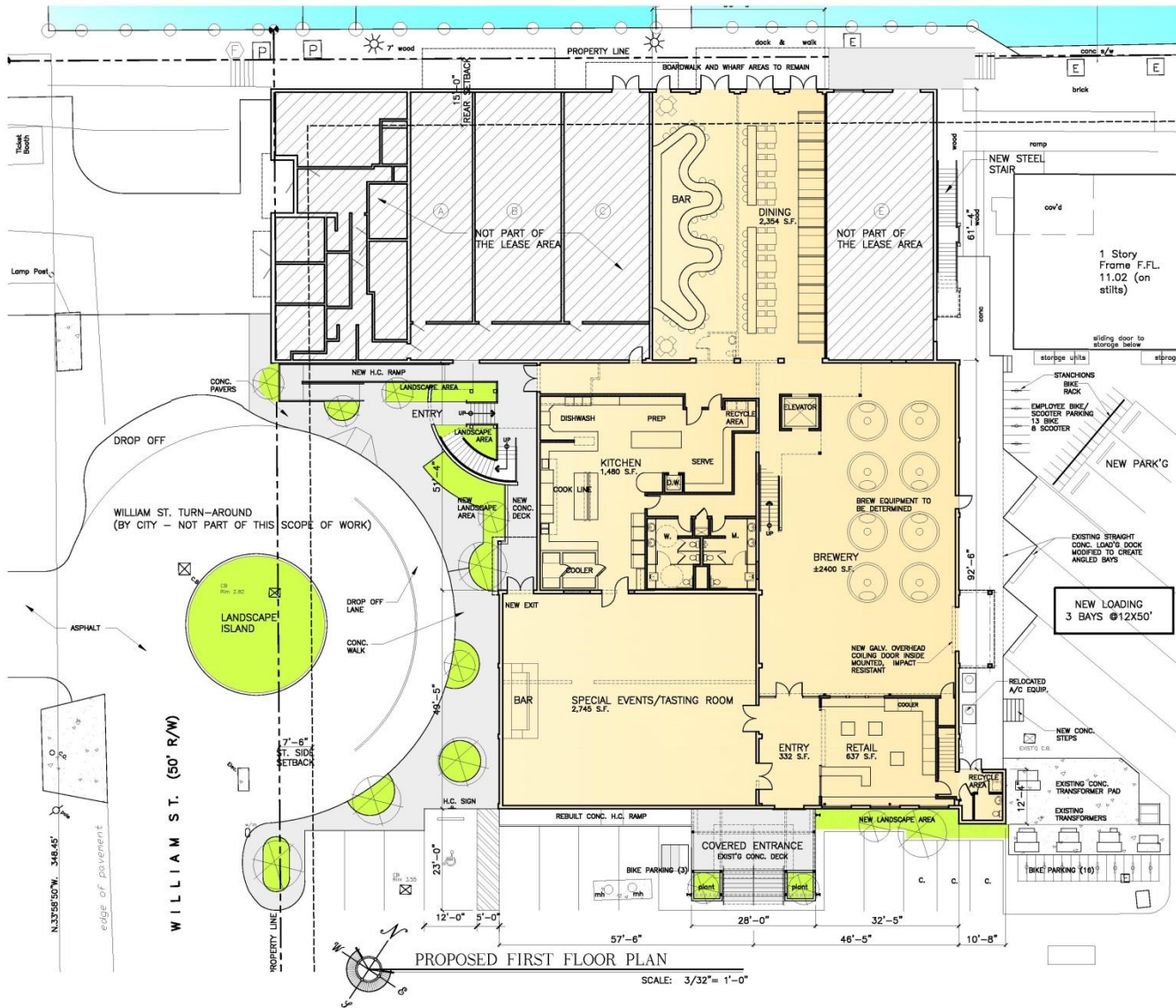
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**WATERFRONT BREWERY**  
 201 WILLIAM STREET  
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**WALL LEGEND**

- EXISTING W.D. 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	1,538 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.		
<b>TOTAL EXISTING ENCLOSED</b>	<b>16,692 S.F.</b>	<b>TOTAL EXISTING COVERED</b>	<b>1,683 S.F.</b>

**EXISTING AREA TO BE REMOVED**

1 ST FL. CONC. LOAD'S DOCK MODIFIED TO CREATE ANGLED BAYS	(-) 192 S.F.	COOLER BLDG. @ OLD LOAD'S AREA (TOTAL REMOVAL)	(-) 997 S.F.
MEZZ #1 - BUILD BACK	+375 S.F.	(NEW STAIR, ELEVATOR AND LANDINGS) (PARTIAL REMOVAL)	(-) 370 S.F.
MEZZ #2	(-) 370 S.F.	(TOTAL REMOVAL)	(-) 31,122 S.F.
MEZZ #3	(-) 31,122 S.F.		
<b>TOTAL AREA REDUCTION</b>	<b>2,307 S.F.</b>	<b>(TO BE APPLIED TO ROOFTOP CONSUMPTION AREA SEE BELOW)</b>	

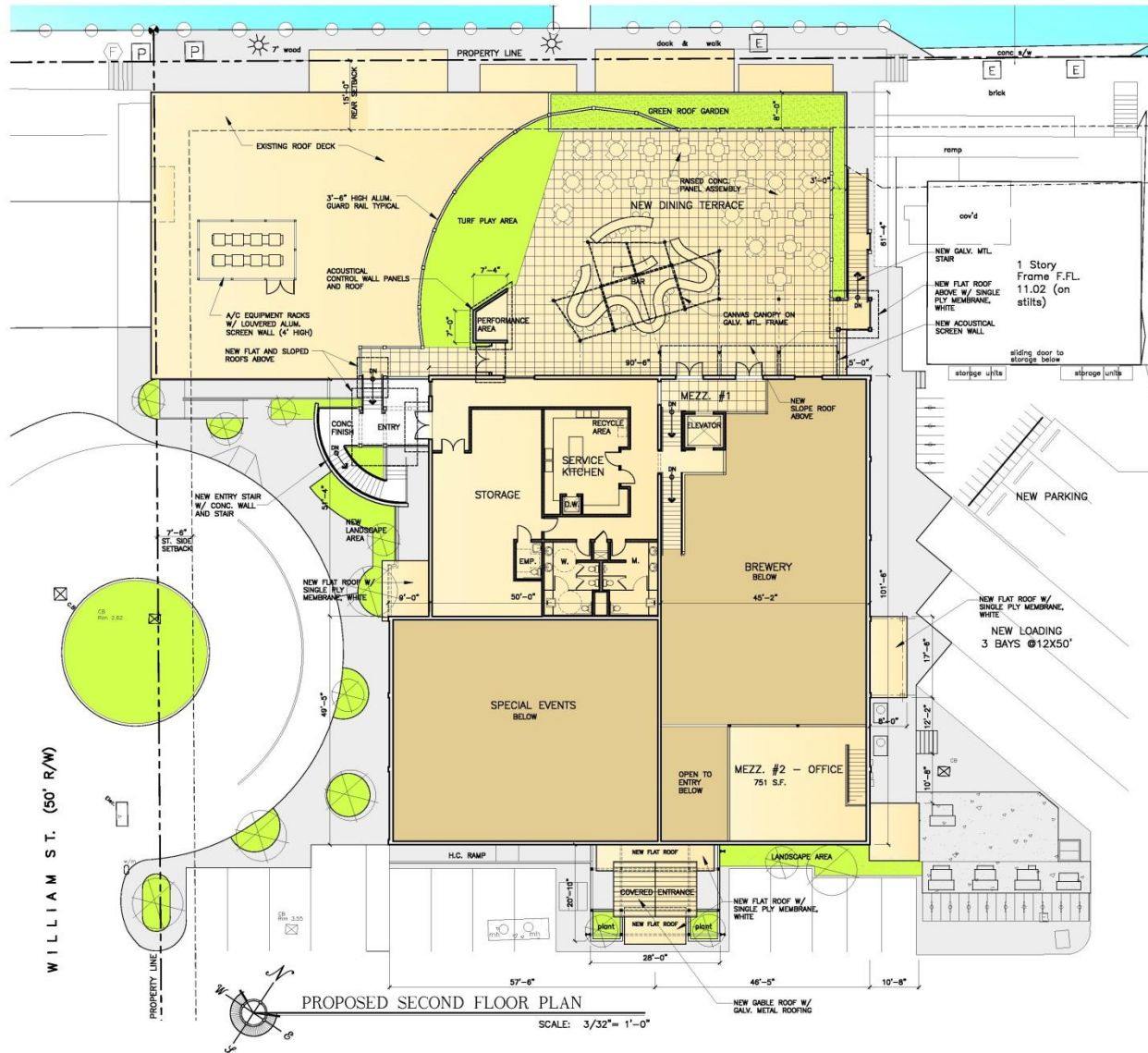
**PROPOSED BUILDING DATA**

1ST FLOOR ENCLOSED	12,640 S.F.	1ST FLOOR COVERED	1,667 S.F.
2ND FLOOR ENCLOSED	2,619 S.F.	2ND FLOOR COVERED	604 S.F.
MEZZ #1	375 S.F.		
MEZZ #2	791 S.F.		
<b>TOTAL PROPOSED ENCLOSED</b>	<b>16,365 S.F.</b>	<b>TOTAL PROPOSED COVERED</b>	<b>2,291 S.F.</b>

NEW ROOFTOP CONSUMPTION AREA = 2,290 S.F. EQUAL 150 SEATS  
 AREA REDUCTION FROM ABOVE = 2,307 S.F.

**NEW ROOFTOP RAISED DECK AREA**

CONSUMPTION AREA	= 2,290 S.F.
CIRCULATION	= 1,491 S.F.
GAME AREA (LUB)	= 970 S.F.
<b>TOTAL ROOF TOP LEASE AREA</b>	<b>= 4,751 S.F.</b>
GREEN ROOF GARDEN	= 630 S.F.



**WALL LEGEND**

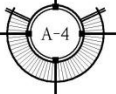
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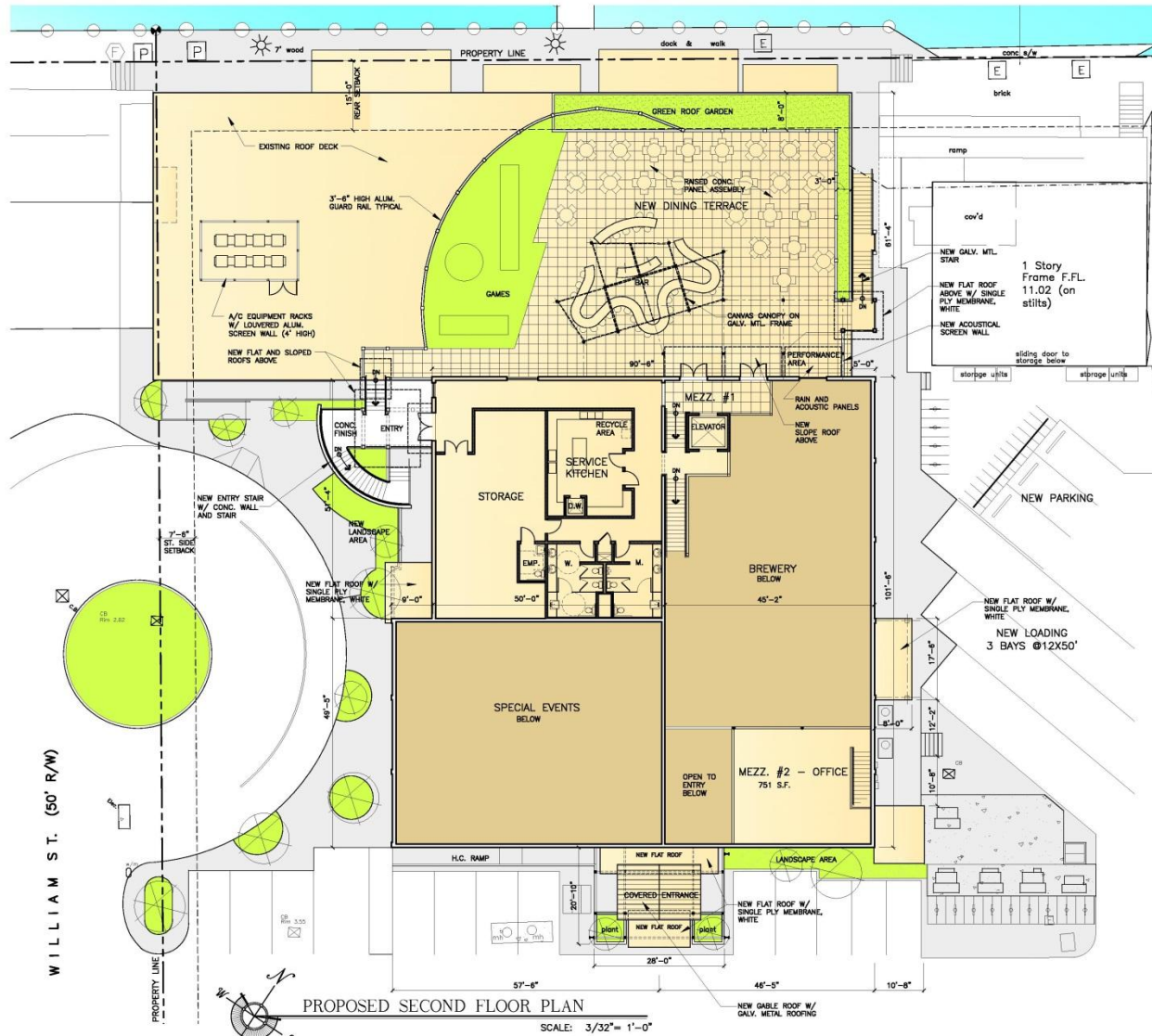
**BUILDING DATA**

EXISTING BUILDING DATA (LEASE AREA)			
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2ND. FLOOR ENCLOSED	2,619 S.F.	COVERED/STAIR	148 S.F.
MEZZ. #1	987 S.F.		
MEZZ. #2	1,122 S.F.		
MEZZ. #3	1,122 S.F.		
<b>TOTAL EXISTING ENCLOSED</b>	<b>18,692 S.F.</b>	<b>TOTAL EXISTING COVERED</b>	<b>1,683 S.F.</b>
EXISTING AREA TO BE REMOVED			
1 ST. FL.	(-) 192 S.F.	(COOLER BLDG. @ OLD LOADING AREA)	
MEZZ. #1	(-) 987 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)	
<b>TOTAL AREA REDUCTION</b>	<b>2,307 S.F.</b>		
(TO BE APPLIED TO ROOFTOP CONSUMPTION AREA, SEE BELOW)			
PROPOSED BUILDING DATA			
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2ND. FLOOR ENCLOSED	2,619 S.F.	2ND. FLOOR COVERED	604 S.F.
MEZZ. #1	375 S.F.		
MEZZ. #2	751 S.F.		
<b>TOTAL PROPOSED ENCLOSED</b>	<b>16,385 S.F.</b>	<b>TOTAL PROPOSED COVERED</b>	<b>2,291 S.F.</b>
<b>NEW ROOFTOP CONSUMPTION AREA = 2,250 S.F. EQUAL 150 SEATS</b>			
<b>AREA REDUCTION FROM ABOVE = 2,307 S.F.</b>			
NEW ROOFTOP RAISED DECK AREA			
CONSUMPTION AREA	= 2,250 S.F.		
CIRCULATION	= 1,451 S.F.		
GAME AREA (TURF)	= 970 S.F.		
<b>TOTAL ROOF TOP LEASE AREA</b>	<b>= 4,671 S.F.</b>		
<b>GREEN ROOF GARDEN</b>	<b>= 630 S.F.</b>		

PROPOSED SECOND FLOOR PLAN

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





**WALL LEGEND**

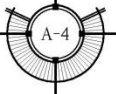
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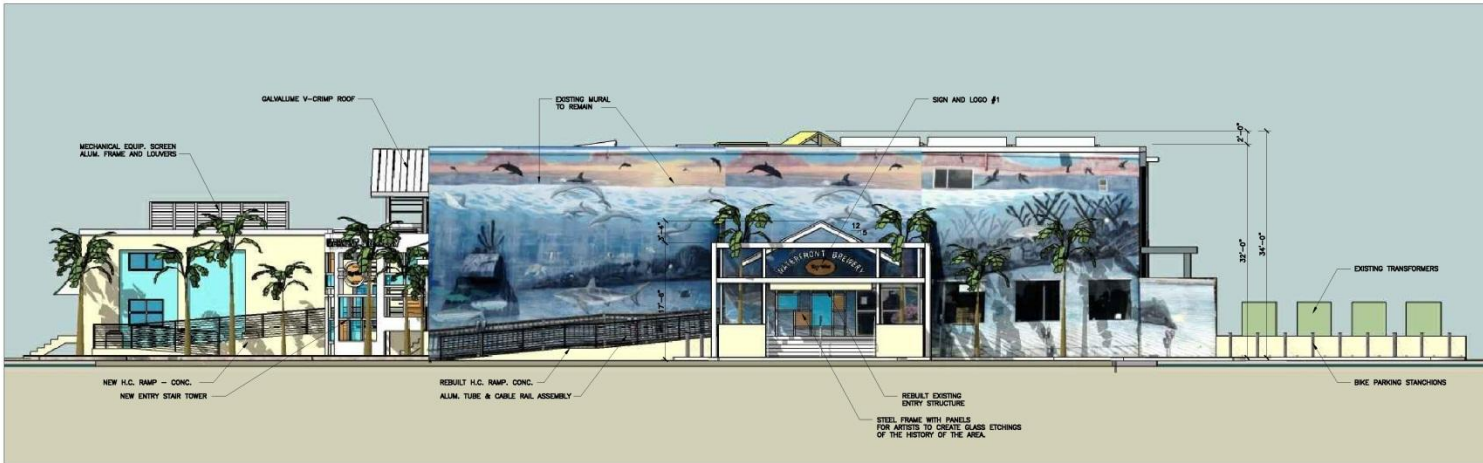
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EXISTING AREA TO BE REMOVED			
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GREEN ROOF GARDEN		= 630 S.F.	

PROPOSED SECOND FLOOR PLAN

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





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



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



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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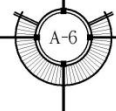
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REVISIONS

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**WATERFRONT BREWERY**

201 WILLIAM STREET  
KEY WEST BIGHT, FL.

SEAL \_\_\_\_\_

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FHH  
PROJECT  
NUMBER  
1113



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





1  
A-8 ENTRANCE I - AERIAL VIEW



2  
A-8 ENTRANCE I - PERSPECTIVE VIEW



3  
A-8 ENTRANCE I - PERSPECTIVE VIEW



4  
A-8 ENTRANCE I - AERIAL VIEW



1  
A-9 PERSPECTIVE VIEW



2  
A-9 ROOF DECK - AERIAL VIEW



3  
A-9 PERSPECTIVE VIEW



4  
A-9 PERSPECTIVE VIEW



5  
A-9 ROOF DECK - PERSPECTIVE VIEW