

Previously Approved Plans

MALLORY SQUARE RESTAURANT

KEY WEST, FLORIDA

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL. (305) 296-8302
FAX (305) 296-1033

LICENSE NO.
AA 0003040

SeaTech inc.

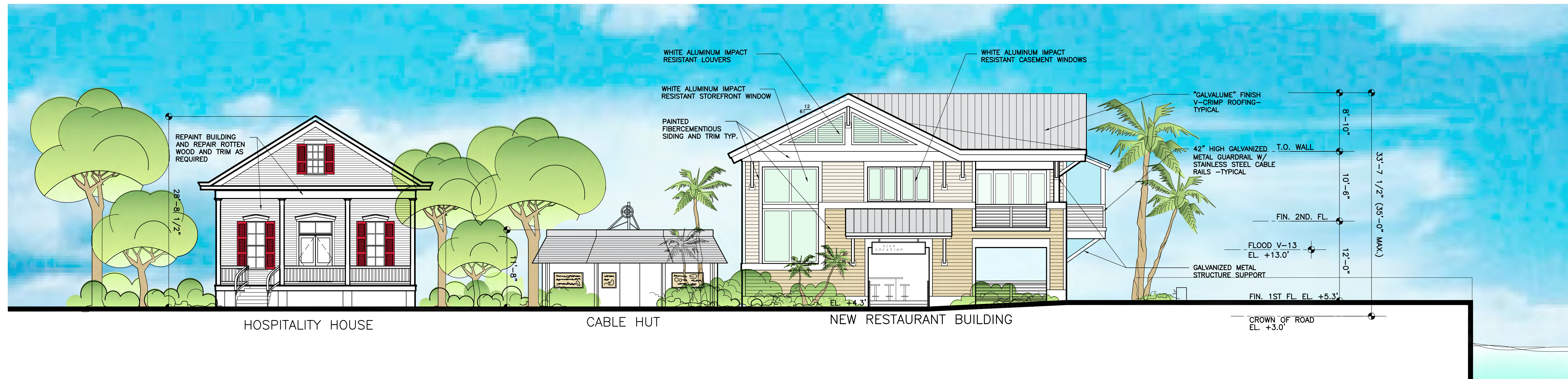
PAUL R. SEMMES, P.E.
P.E. #44137

830 CRANE BOULEVARD
SUGARLOAF KEY, FLORIDA
(305) 294-9993
C.A. #28984

MALLORY
SQUARE
RESTAURANT

MALLORY DOCK
KEY WEST, FLORIDA.

SEAL



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

KEY PERSONNEL

ARCHITECT:
WILLIAM P. HORN
ARCHITECT, P.A.
915 EATON ST.
KEY WEST, FL 33040
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ENGINEERING:
PAUL R. SEMMES, P.E.
SEATECH, INC.
830 CRANE BOULEVARD
SUGARLOAF KEY, FLORIDA
(305) 294-9993

LANDSCAPE CONSULTANT:
ELIZABETH NEWLAND
LANDSCAPE ARCHITECTURE, LLC
73 NORTH CONCH AVENUE
MARATHON, FL 33050
(305) 481-6301

LAND USE PLANNERS:
OWEN TREPANIER &
ASSOCIATES, INC.
P.O. BOX 2155
KEY WEST, FL 33040
(305) 293-8983

CIVIL ENGINEERING:
PEREZ ENGINEERING
AND DEVELOPMENT INC.
1010 EAST KENNEDY DRIVE
SUITE 400
KEY WEST, FL 33040
TEL. (305) 293-9440

SURVEYOR:
ISLAND SURVEYING INC.
ENGINEERS-PLANNERS
SURVEYORS
3152 NORTHSIDE DRIVE
SUITE 201
KEY WEST, FL 33040
TEL. (305) 293-0466

OWNER:
TROPICAL SOUP
CORPORATION
509 DUVAL STREET
KEY WEST, FL 33040
TEL. (305) 293-1895

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.
05-09-11 HARC REV.

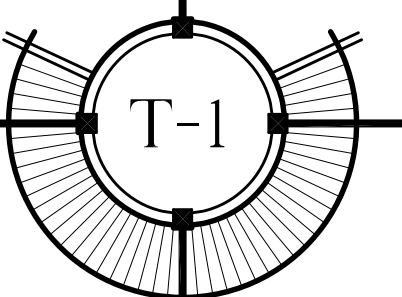
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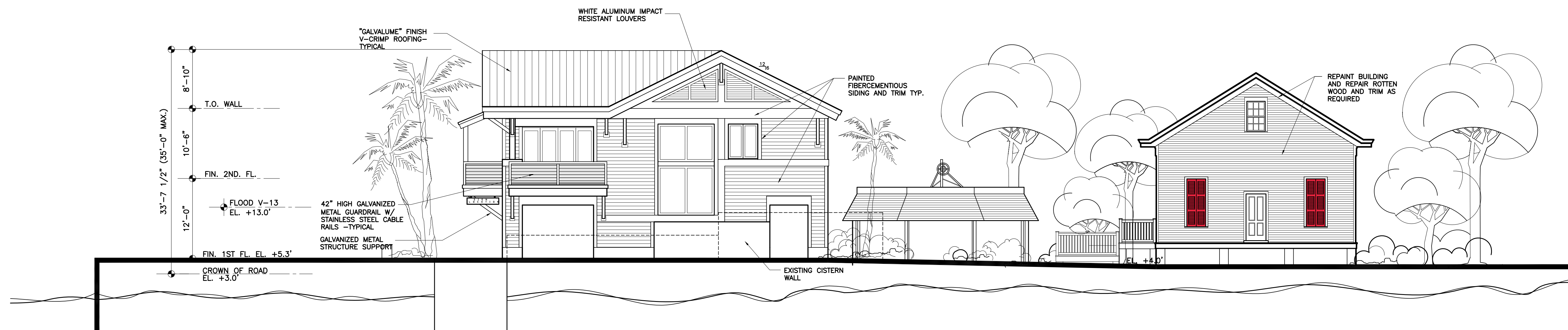
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PROJECT NUMBER

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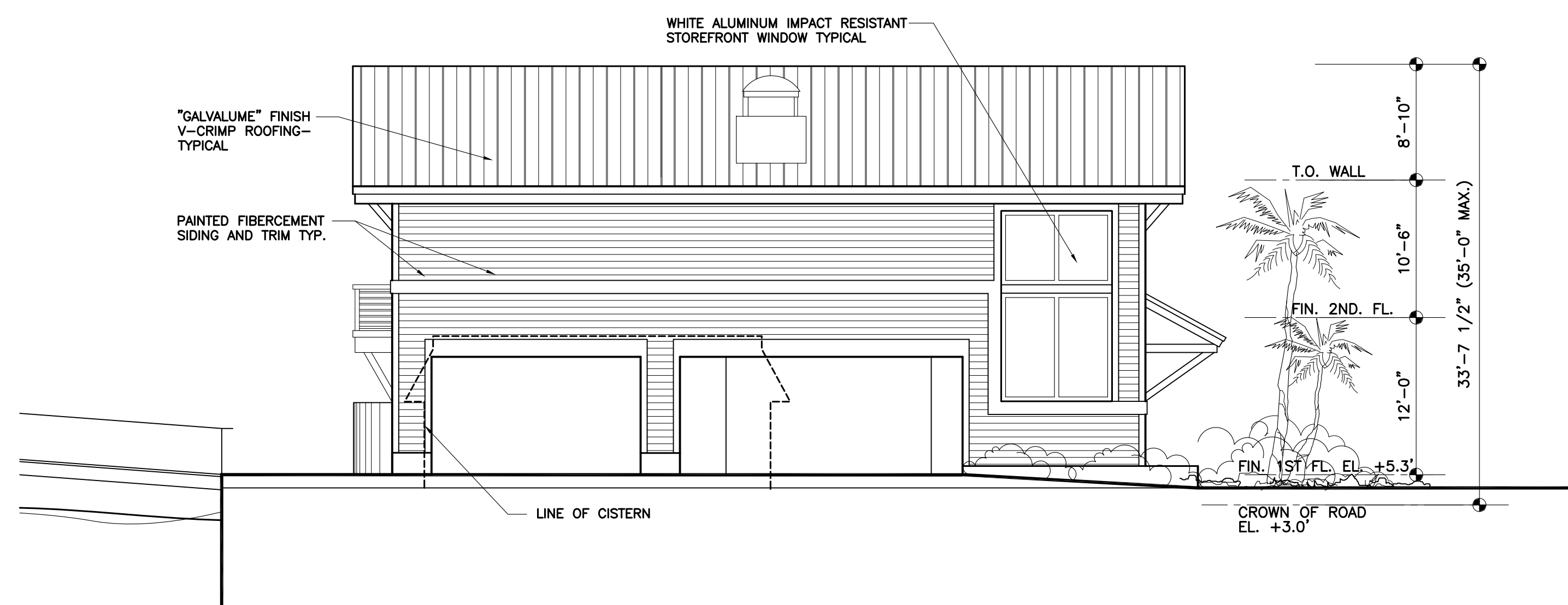
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MALLORY DOCK
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PROPOSED SOUTH ELEVATION

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



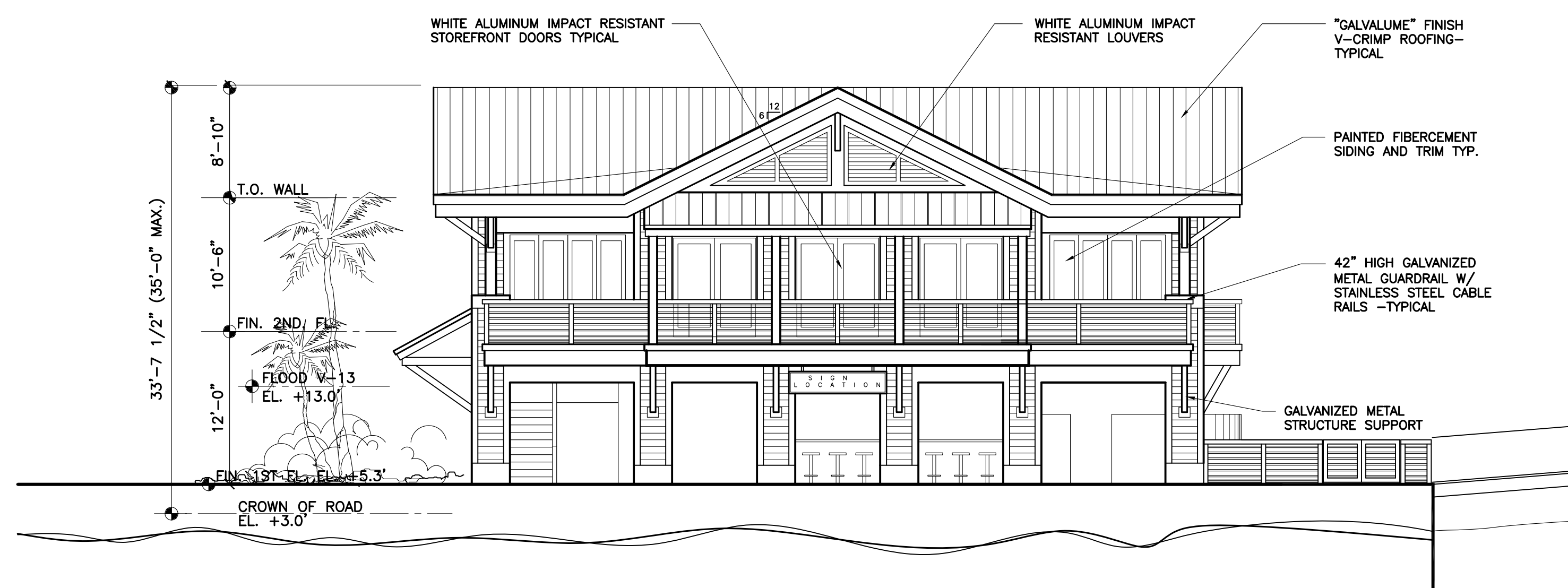
PROPOSED EAST ELEVATION

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



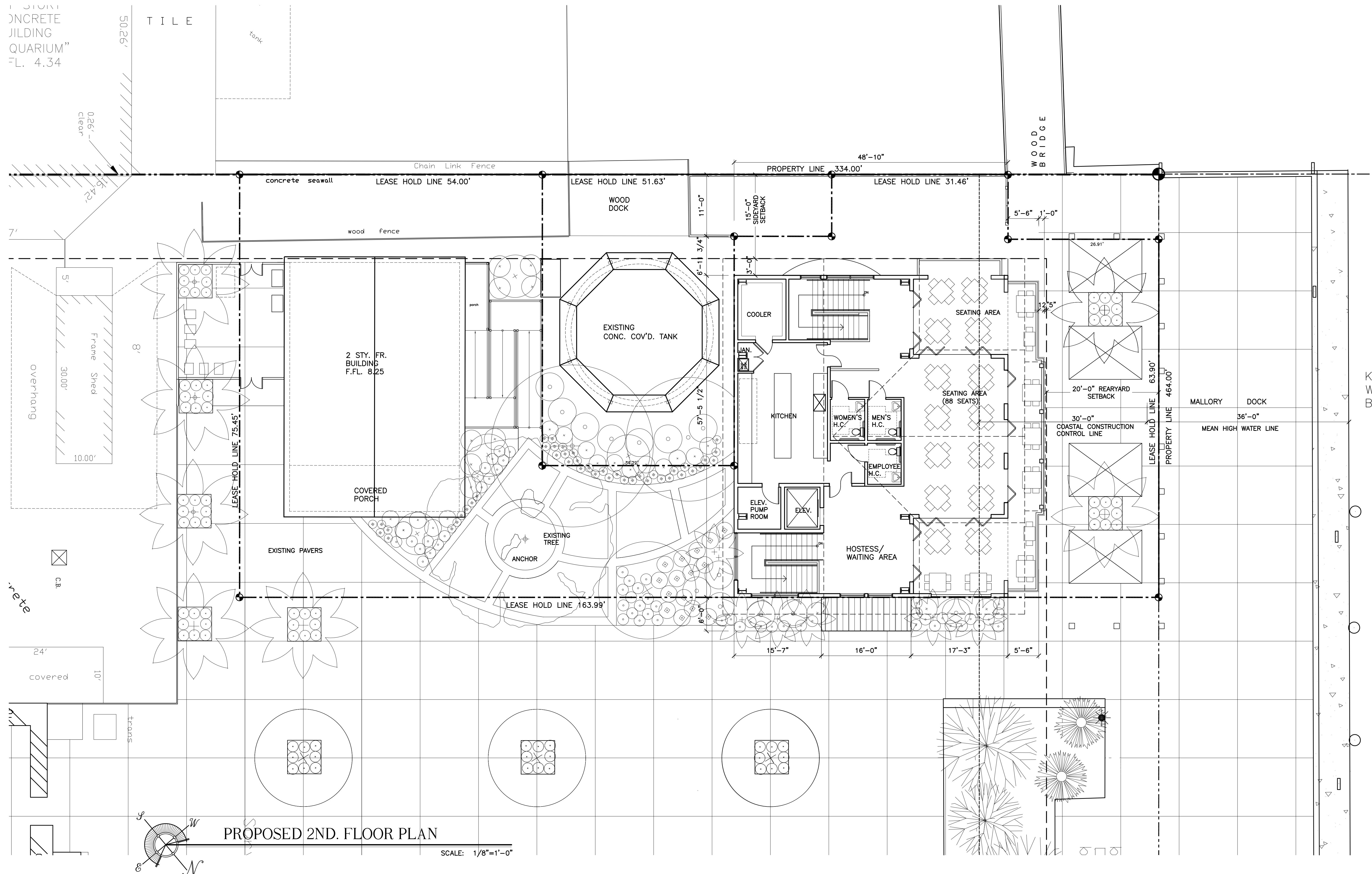
PROPOSED NORTH ELEVATION

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



PROPOSED WEST ELEVATION

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



PROPOSED 2ND. FLOOR PLAN

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

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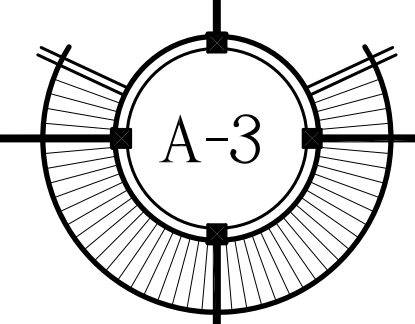
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& PL. BD. REV.
05-09-11 HARC REV.

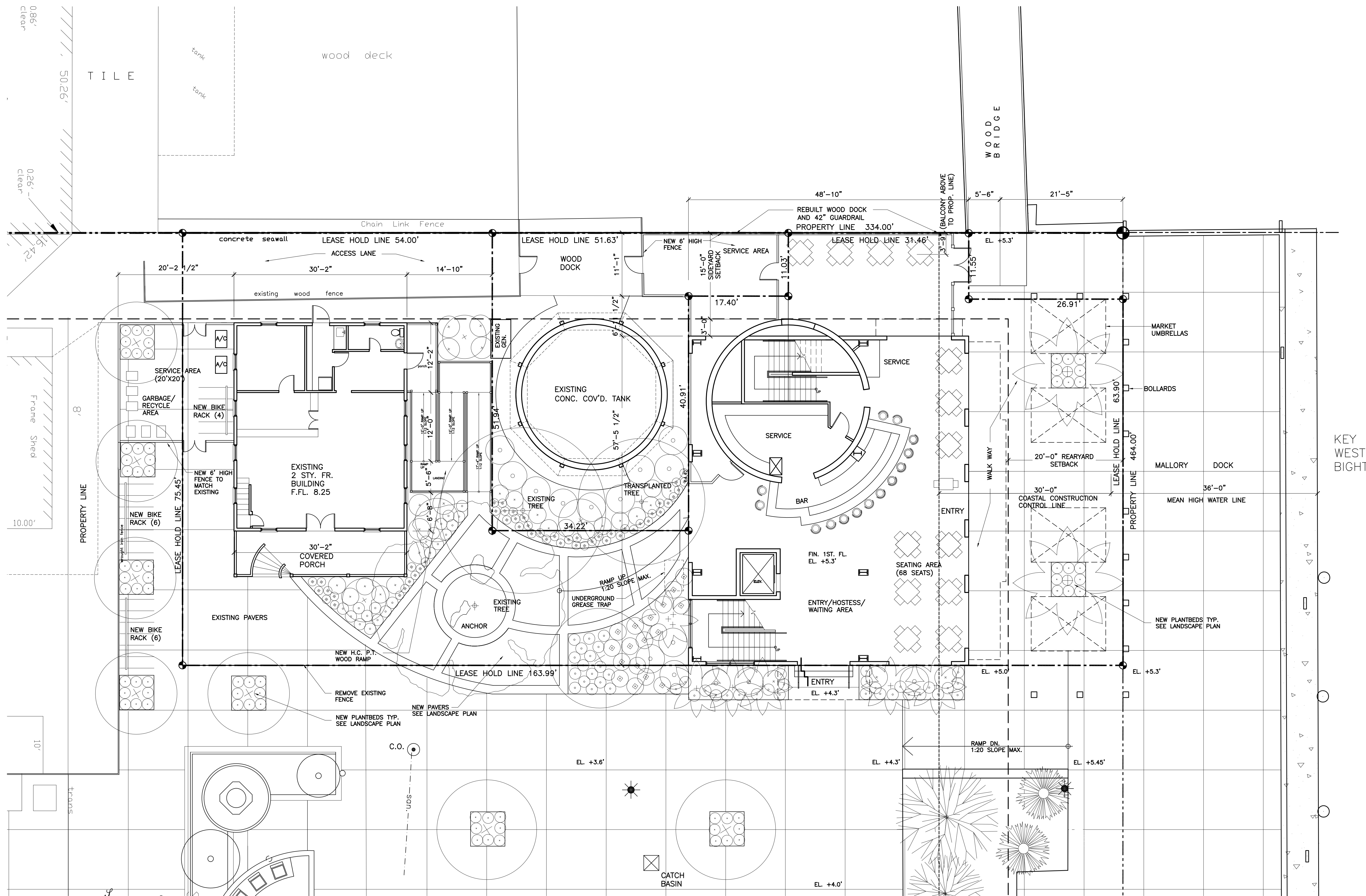
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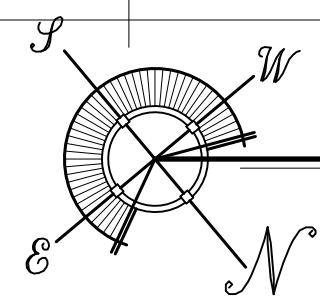
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PROPOSED FIRST FLOOR PLAN

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



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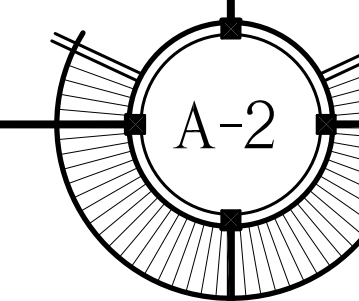
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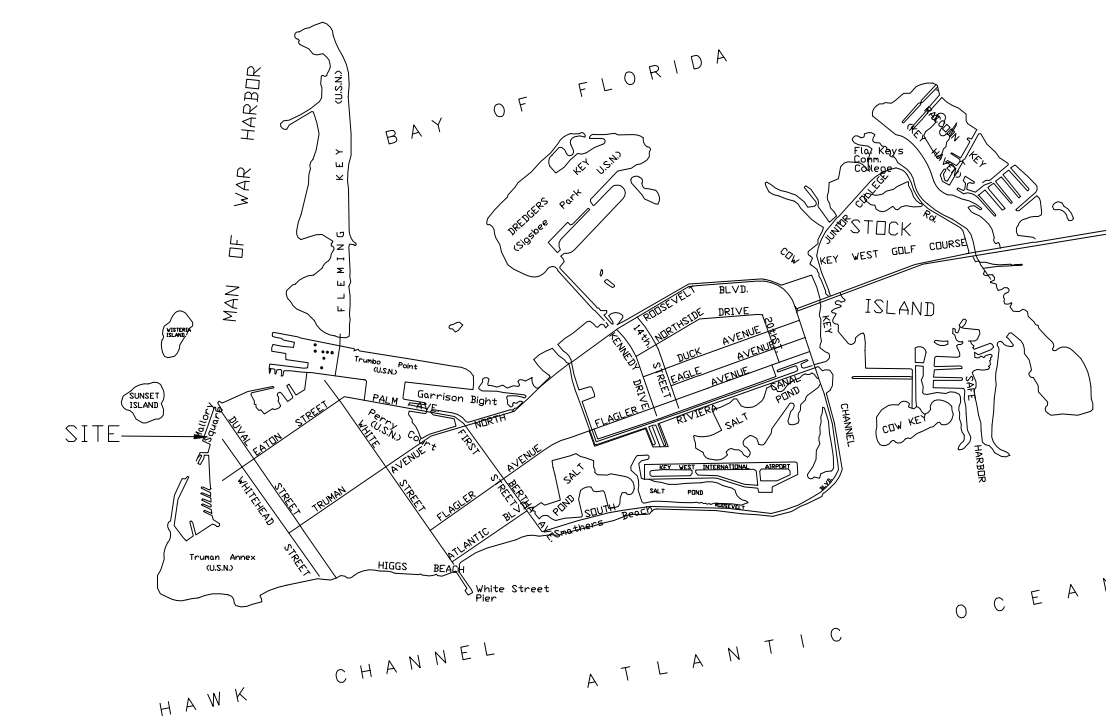
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LOCATION MAP

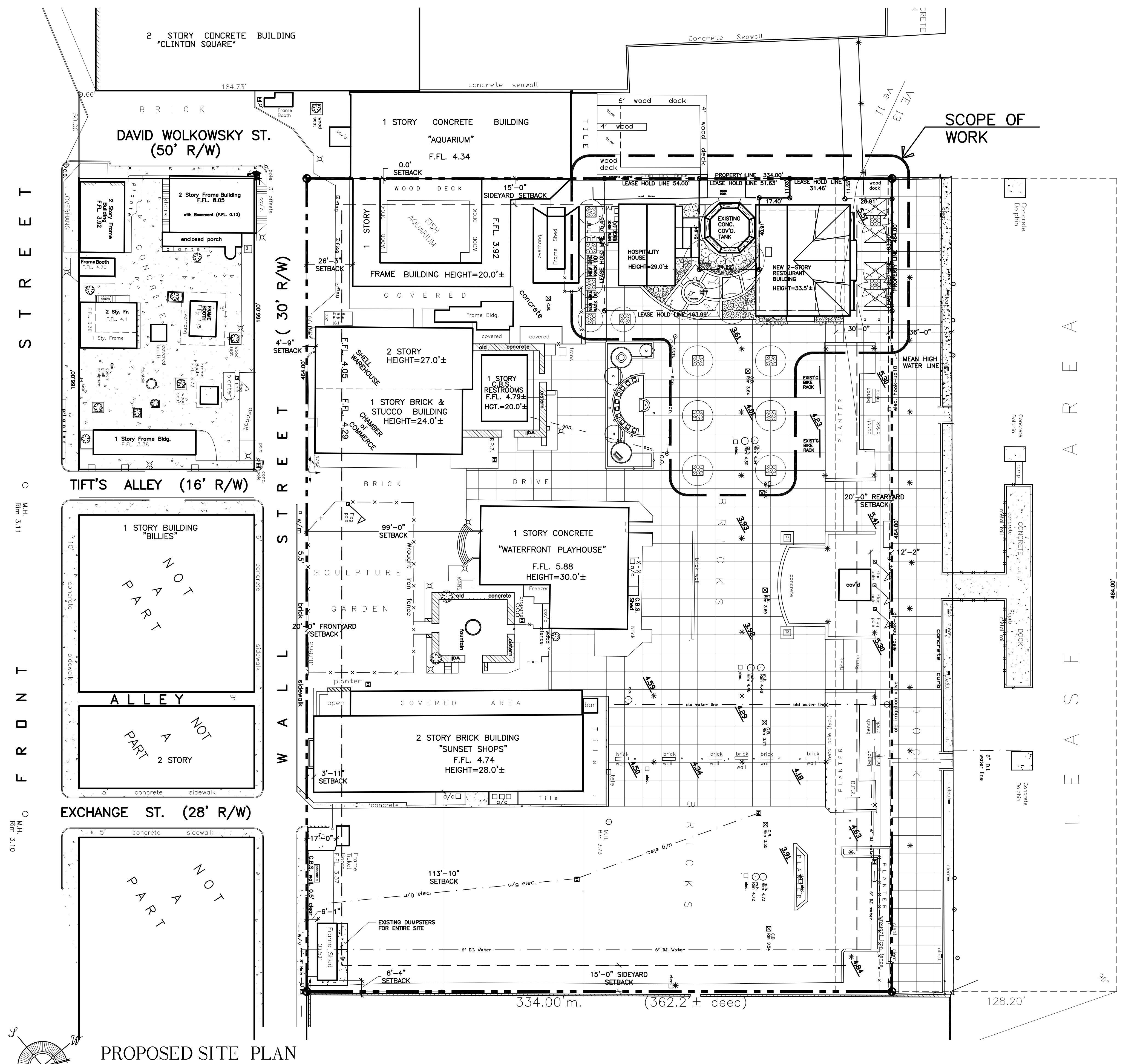
City of Key West &
Stock Island

SITE DATA

SITE AREA: 154,988 S.F. (3.55 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 = 20.16' (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. (154,988 S.F.), EXISTING: 0.25 (38,795 S.F.), PROPOSED: 0.27 (42,210 S.F.)
 HEIGHT: ALLOWABLE: 25.0', EXISTING: 28.66' (HOSPITALITY HOUSE), 33.62' (NEW RESTAURANT BLDG.), PROPOSED: 33.62' (NEW RESTAURANT BLDG.) (ONLY NON-HABITABLE ROOF AREA IS ABOVE 25.0')
 LOT COVERAGE AREA: REQUIRED: 61,995 S.F. (40% MAX.), EXISTING: 33,162 S.F. (21.39%), PROPOSED: 35,530 S.F. (22.9%)
 IMPERVIOUS AREA: REQUIRED: 77,494 S.F. (50% MAX.), EXISTING: 140,815 S.F. (90.85%), PROPOSED: 140,780 S.F. (90.83%)
 LANDSCAPE AREA: REQUIRED: 20%, EXISTING: 14,173 S.F. (9.14%), PROPOSED: 14,208 S.F. (9.16%)
 PARKING: IN PARKING WAIVER ZONE
 CONSUMPTION AREA : PARCEL 2
 EXISTING: 3,494.4 S.F., -1,150.4 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)

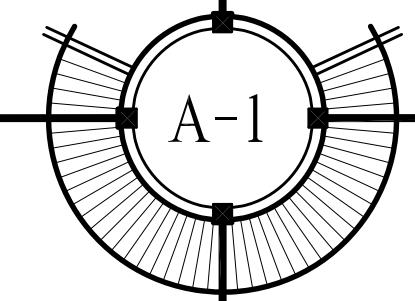
BUILDING DATA

EXISTING BUILDING DATA			
1ST. FLOOR ENCLOSED	1,150 S.F.	1ST. FLOOR COVERED	380 S.F.
		1ST. FLOOR WOOD DECK AREA	985 S.F.
TOTAL EXISTING ENCLOSED 1,150 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	735 S.F.
TOTAL PROPOSED ENCLOSED 4,733 S.F.		TOTAL PROPOSED COVERED 1,197 S.F.	

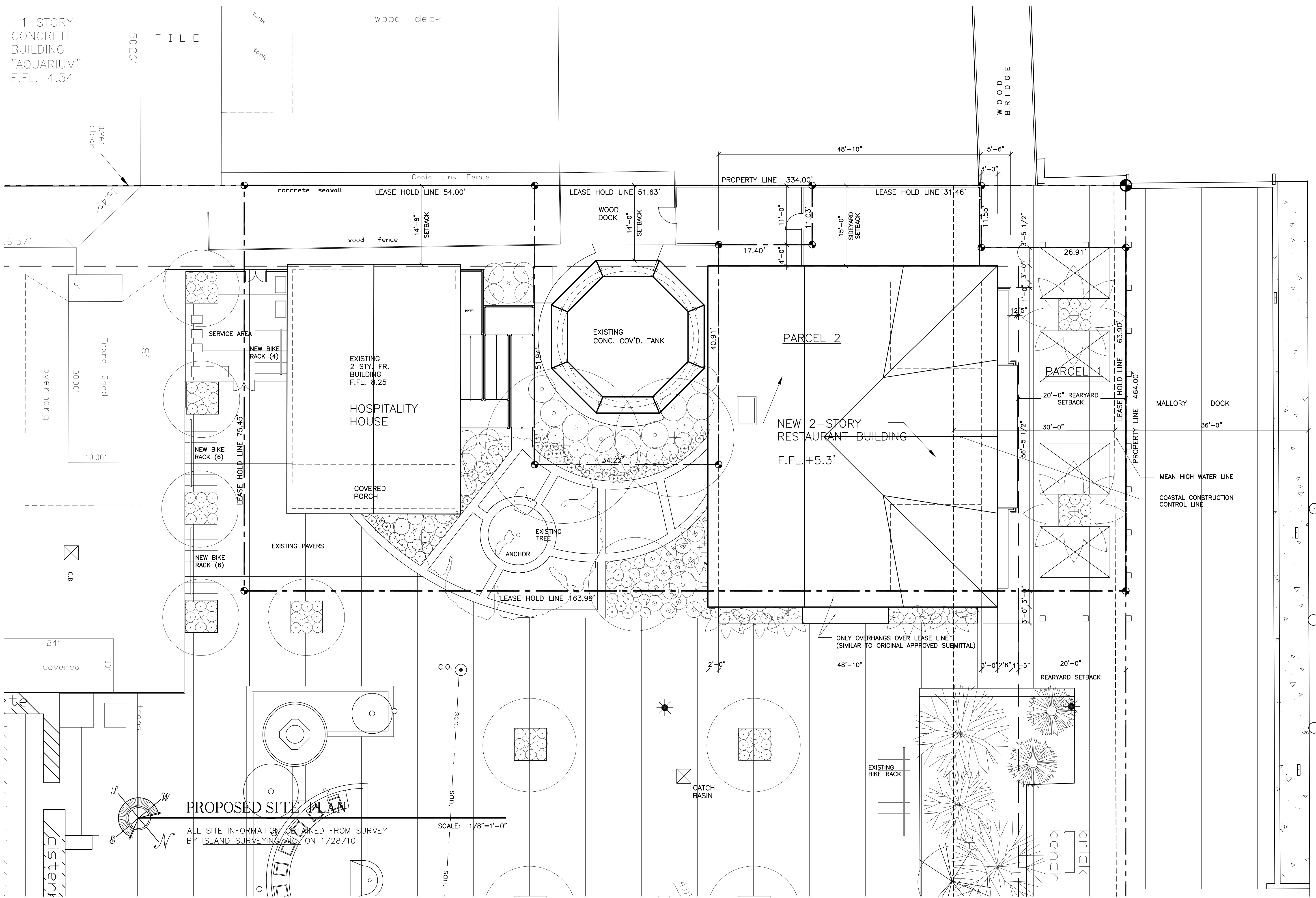


PROPOSED SITE PLAN

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



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



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

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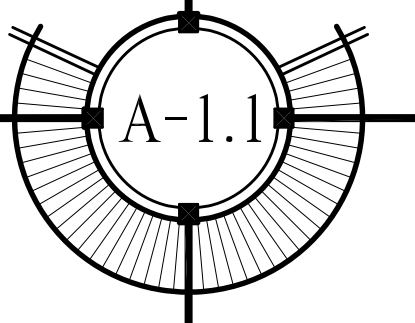
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