

MALLORY SQUARE RESTAURANT

KEY WEST, FLORIDA



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
L-1.0	EXISTING TREE DISPOSITION PLAN
L-2.0	LANDSCAPE PLAN
L-2.1	PLANTING PLAN
L-2.2	PLANTING NOTES & DETAILS
C-1	DRAINAGE PLAN
SU-1	SURVEY
EX-1	EXISTING SITE PLAN 1"=30'-0"
EX-1.1	EXISTING SITE PLAN 1/8"=1'-0"
EX-2	EXISTING FIRST FLOOR PLAN 1/8"=1'-0"
D-1	DEMOLITION PLAN 1/8"=1'-0"
A-1a	SITE PLAN- LANDSCAPE SQ. FOOTAGE
A-1b	SITE PLAN- LOT COVERAGE SQ. FOOTAGE
A-2a	CONSUMPTION AREA 1ST. & 2ND. FLOOR
EX-2a	CONSUMPTION AREA EXISTING

KEY PERSONNEL		
ARCHITECT: WILLIAM P. HORN ARCHITECT, P.A. 916 EATON ST. KEY WEST, FL 32040 TEL: (305) 296-0302	ENGINEERING: PAUL R. SEMMES, P.E. SEATECH, INC. 830 DRANE BOULEVARD SUGARLOAF KEY, FLORIDA (305) 294-9983	LANDSCAPE CONSULTANT: ELIZABETH NEWLAND LANDSCAPE ARCHITECTURE, LLC 73 NORTH CORDON AVENUE MARATHON, FL 32060 (305) 481-8301
LAND USE PLANNERS: OWEN TREPANIER & ASSOCIATES, INC. P.O. BOX 7038 KEY WEST, FL 32040 (305) 293-8983	CIVIL ENGINEERING: PEREZ ENGINEERING AND DEVELOPMENT, INC. 1010 EAST HENNEY DRIVE SUITE 402 KEY WEST, FL 32040 TEL: (305) 293-5440	SURVEYOR: ISLAND SURVEYING INC. ENGINEERS PLANNERS SURVEYORS 3152 HORTONSBEE DRIVE SUITE 107 KEY WEST, FL 32040 TEL: (305) 293-0468
OWNER: TROPICAL SOUP CORPORATION 508 DUVAL STREET KEY WEST, FL 32040 TEL: (305) 293-1996		

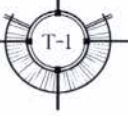
DATE	REVISIONS
06-03-10	
08-09-10	HARC REV.
08-31-10	HARC REV.
10-01-10	DRG
11-05-10	PL BD

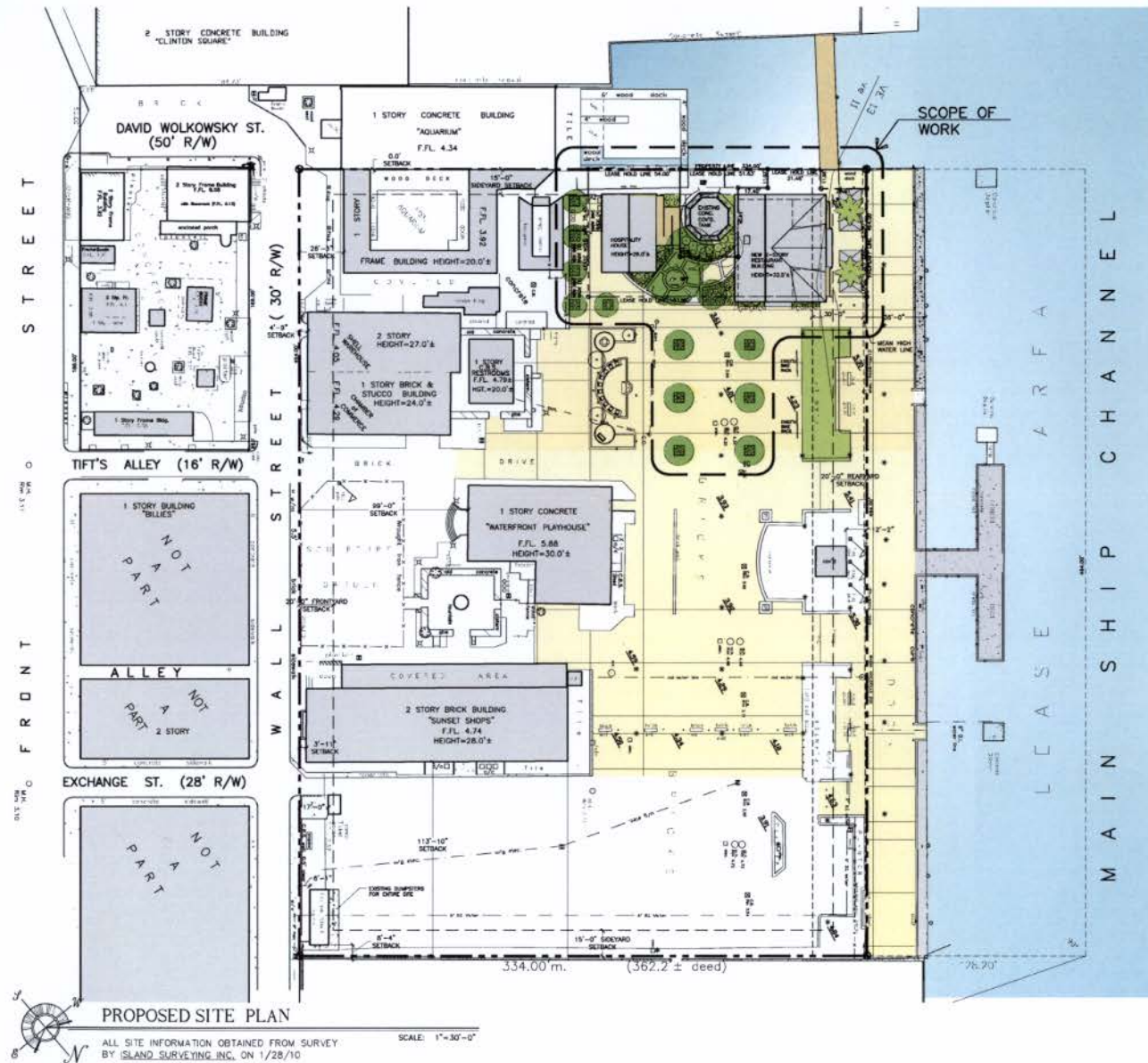
REVISIONS	
03-11-11	HARC REV. & PL BD REV.
05-09-11	HARC REV.
05-20-11	PL BD REV.

DRAWN BY
EMA

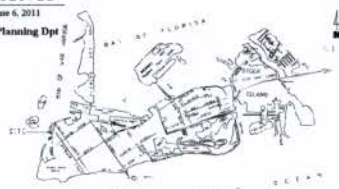
PROJECT NUMBER
1006

MALLORY SQUARE RESTAURANT
MALLORY DOCK
KEY WEST, FLORIDA





RECEIVED
June 6, 2011
KW Planning Dept



LOCATION MAP
City of Key West &
Stock Island

SITE DATA	
SITE AREA:	154,888 S.F. (3.55 ACRES)
LAND USE:	HPS (PUBLIC SERVICES INC. RECREATION & OPEN SPACE)
FLOOD ZONE:	V-13/A-11/A-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 = 29.0' PROPOSED = 18.16'
FAR:	ALLOWABLE: 1.0 MAX (154,588 S.F.) EXISTING: 0.25 (38,798 S.F.) PROPOSED: 0.27 (42,210 S.F.)
HEIGHT:	ALLOWABLE: 25.0' EXISTING: 28.55' (HOSPITALITY HOUSE) 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. (21.38%) PROPOSED: 35,530 S.F. (22.94%)
IMPERVIOUS AREA:	REQUIRED: 77,494 S.F. (50% MAX.) EXISTING: 140,815 S.F. (90.83%) PROPOSED: 140,780 S.F. (90.83%)
LANDSCAPE AREA:	REQUIRED: 20% EXISTING: 14,723 S.F. (9.14%) PROPOSED: 14,208 S.F. (9.18%)
PARKING IN PARKING WAIVER ZONE	
CONSUMPTION AREA - PARCEL 2	
EXISTING:	3,494 S.F.
PROPOSED:	2,344 S.F. (NON CONSUMPTION AREA) 2,344 S.F. (CONSUMPTION AREA) (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.

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST
KEY WEST,
FLORIDA
32040

TEL: 305-296-1002
FAX: 305-296-1003

LICENSE NO:
AA 000348



PAUL R. SEMMES P.E.
P.E. 114
11400 BOULEVARD
BOULDERFLAT_FL, FLORIDA
32210-1111
CA: 111111

MALLORY
SQUARE
RESTAURANT
MALLORY DOCK
KEY WEST, FLORIDA

SEAL

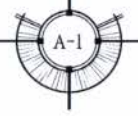
DATE
06-03-10
06-09-10 HARC
08-31-10 HARC REV.
10-01-10 DRC
11-05-10 PL BD

REVISIONS
03-11-11 HARC REV.
& PL BD REV.
05-09-11 HARC REV.
05-20-11 PL BD REV.

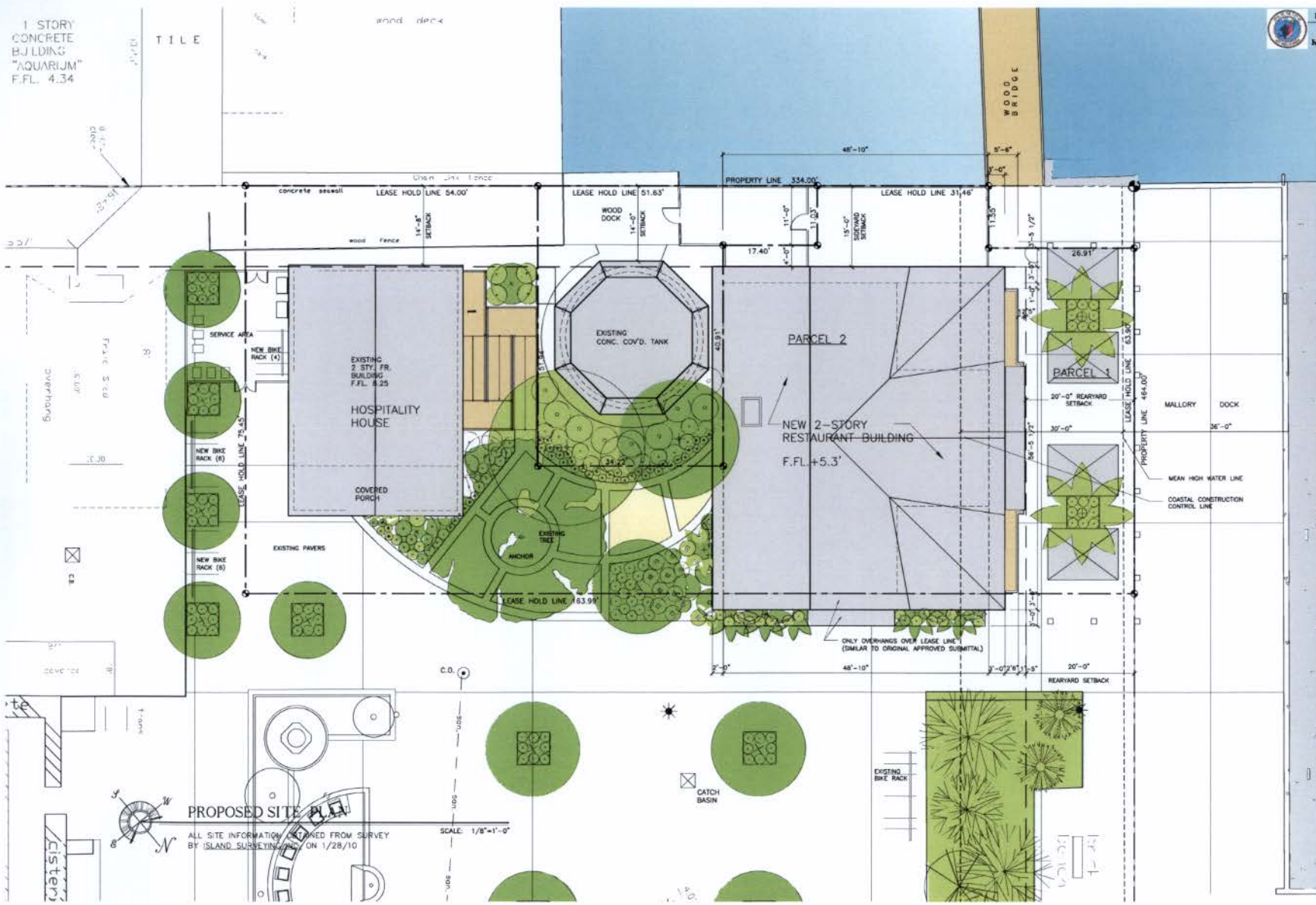
DRAWN BY
EMA

PROJECT
NUMBER
1006

MALLORY SQUARE RESTAURANT
MALLORY DOCK
KEY WEST, FLORIDA



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



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

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



WILLIAM P. HORN
ARCHITECT, P.A.

1616 EATON ST.
KEY WEST,
FLORIDA,
32948

TEL: (305) 296-4912
FAX: (305) 296-1033

LICENSE NO.
JA 160046



PAUL R. SOMMER, P.E.
P.E. #14
111 CRANE BOULEVARD
SUGARLOAF, FLORIDA
32244
CA 14444

**MALLORY SQUARE
RESTAURANT**
MALLORY DOCK
KEY WEST, FLORIDA

KEY
WEST
BIGHT

SEAL

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.
05-20-11 PL BD REV.

DRAWN BY
EMA

PROJECT
NUMBER
1006

MALLORY SQUARE RESTAURANT
MALLORY DOCK
KEY WEST, FLORIDA





WILLIAM P. HORN
ARCHITECT, P.A.

910 EATON ST
KEY WEST
FLORIDA
32940

TEL: (305) 296-4302
FAX: (305) 296-1022

LICENSE NO:
AA 000340



PAUL R. SEMMES P.E.
P.E. 01577
177 CRANE BOULEVARD
BUNARLOAF, FLORIDA
32111

MALLORY SQUARE
RESTAURANT
MALLORY DOCK
KEY WEST, FLORIDA

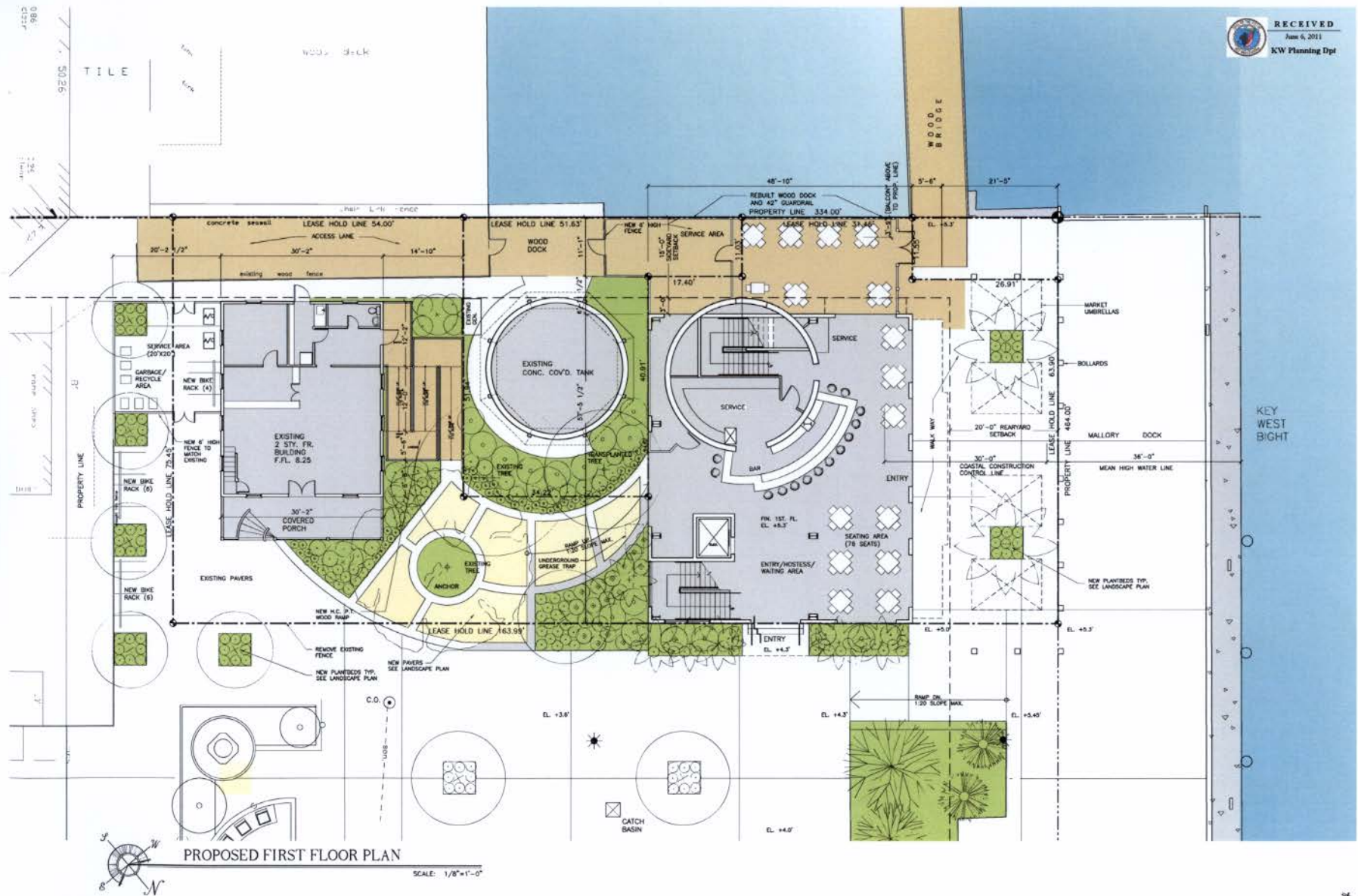
SCALE

DATE
06-03-10
05-09-10 HARC
08-31-10 HARC REV.
10-01-10 DRC
11-05-10 PL BD

REVISIONS
03-11-11 HARC REV
2 PL BD REV
05-09-11 HARC REV
05-20-11 PL BD REV

DRAWN BY
EMA

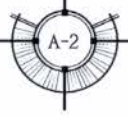
PROJECT
NUMBER
1006



PROPOSED FIRST FLOOR PLAN

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

MALLORY SQUARE RESTAURANT
MALLORY DOCK
KEY WEST, FLORIDA



SEAL _____

DATE _____
 06-03-10
 06-09-10 HARC
 06-31-10 HARC REV.
 10-01-10 DRC
 11-05-10 PL BD

REVISIONS
 03-11-11 HARC REV
 2 PL BD REV
 05-09-11 HARC REV
 05-20-11 PL BD REV

DRAWN BY
 EMA

PROJECT NUMBER
 1006



PROPOSED 2ND. FLOOR PLAN

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



MALLORY SQUARE RESTAURANT
 MALLORY DOCK
 KEY WEST, FLORIDA



RECEIVED
 June 6, 2011
 KW Planning Dpt

WILLIAM P. HORN
 ARCHITECT, P.A.

115 EATON ST.
 KEY WEST,
 FLORIDA
 33048

TEL. 305.296.0302
 FAX 305.296.1032

LICENSE NO.
 AA 99338B



PAUL R. SEATON P.E.
 P.E. 14

1100 RANNE BOULEVARD
 BUNNARD, FLORIDA
 32834
 CA 33333

MALLORY
 SQUARE
 RESTAURANT
 MALLORY DOCK
 KEY WEST, FLORIDA

SEAL _____

DATE _____
 06-03-10
 06-09-10 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.
 05-20-11 PL. BD. REV.

DRAWN BY
 EMA

PROJECT
 NUMBER
 1006



PROPOSED NORTH ELEVATION

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



PROPOSED WEST ELEVATION

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

MALLORY SQUARE RESTAURANT
 MALLORY DOCK
 KEY WEST, FLORIDA





RECEIVED
June 6, 2011
KW Planning Dept

WILLIAM P. HORN
ARCHITECT, P.A.

510 EATON ST
KEY WEST
FLORIDA
33940

TEL: 305 296-6332
FAX: 305 296-1022

LICENSE NO.
AA 600340

Seatech

PAUL R. SEMMES P.E.
P.E. 11111
177 GRANGE BOLLINGWOOD
BOGARTOWN, FLORIDA
34411

MALLORY
SQUARE
RESTAURANT
MALLORY DOCK
KEY WEST, FLORIDA

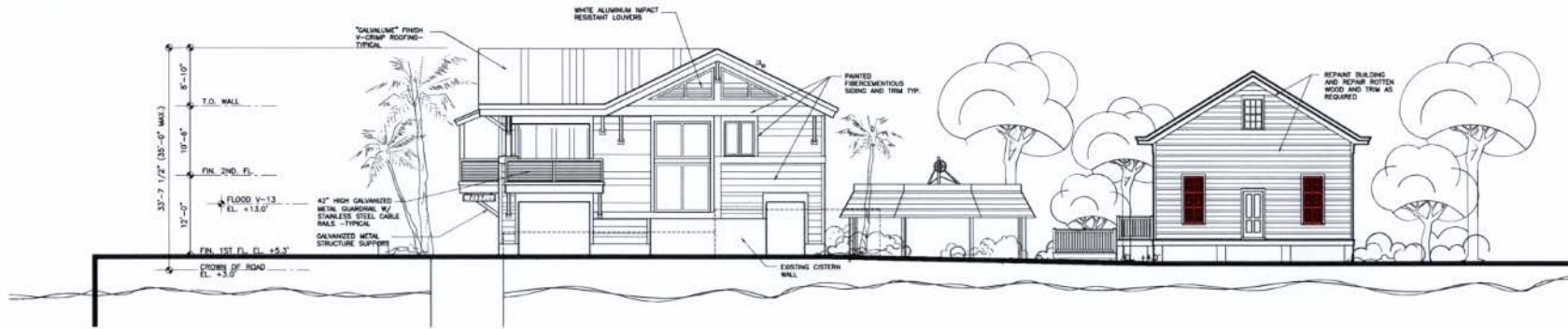
SEAL _____

DATE _____
06-03-10
05-09-10 HARC
08-31-10 HARC REV.
10-01-10 DRC
11-05-10 PL. BD.

REVISIONS
03-11-11 HARC REV
2 PL. BD. REV
05-09-11 HARC REV
05-20-11 PL. BD. REV.

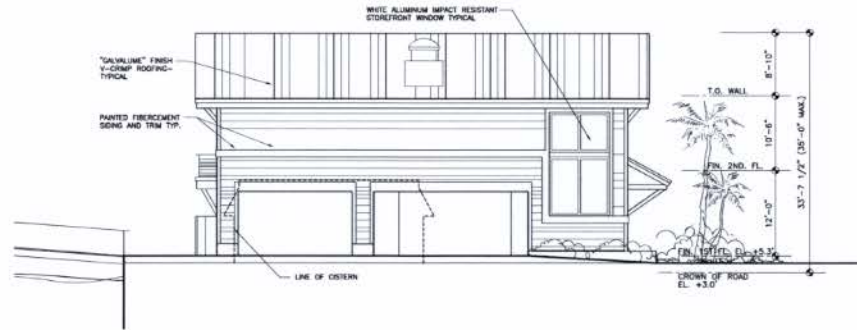
DRAWN BY
EMA

PROJECT
NUMBER
1006



PROPOSED SOUTH ELEVATION

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



PROPOSED EAST ELEVATION

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

MALLORY SQUARE RESTAURANT
MALLORY DOCK
KEY WEST, FLORIDA





RECEIVED
June 6, 2011
KW Planning Dept

ELIZABETH
NEWLAND
LANDSCAPE
ARCHITECTURE, LLC

73 North Couch Avenue
MILWAUKEE, WISCONSIN 53233
TEL: 414-224-1178

S.S.E.



C. (11111)

R. (11111)

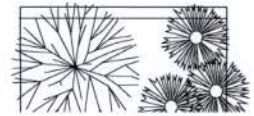
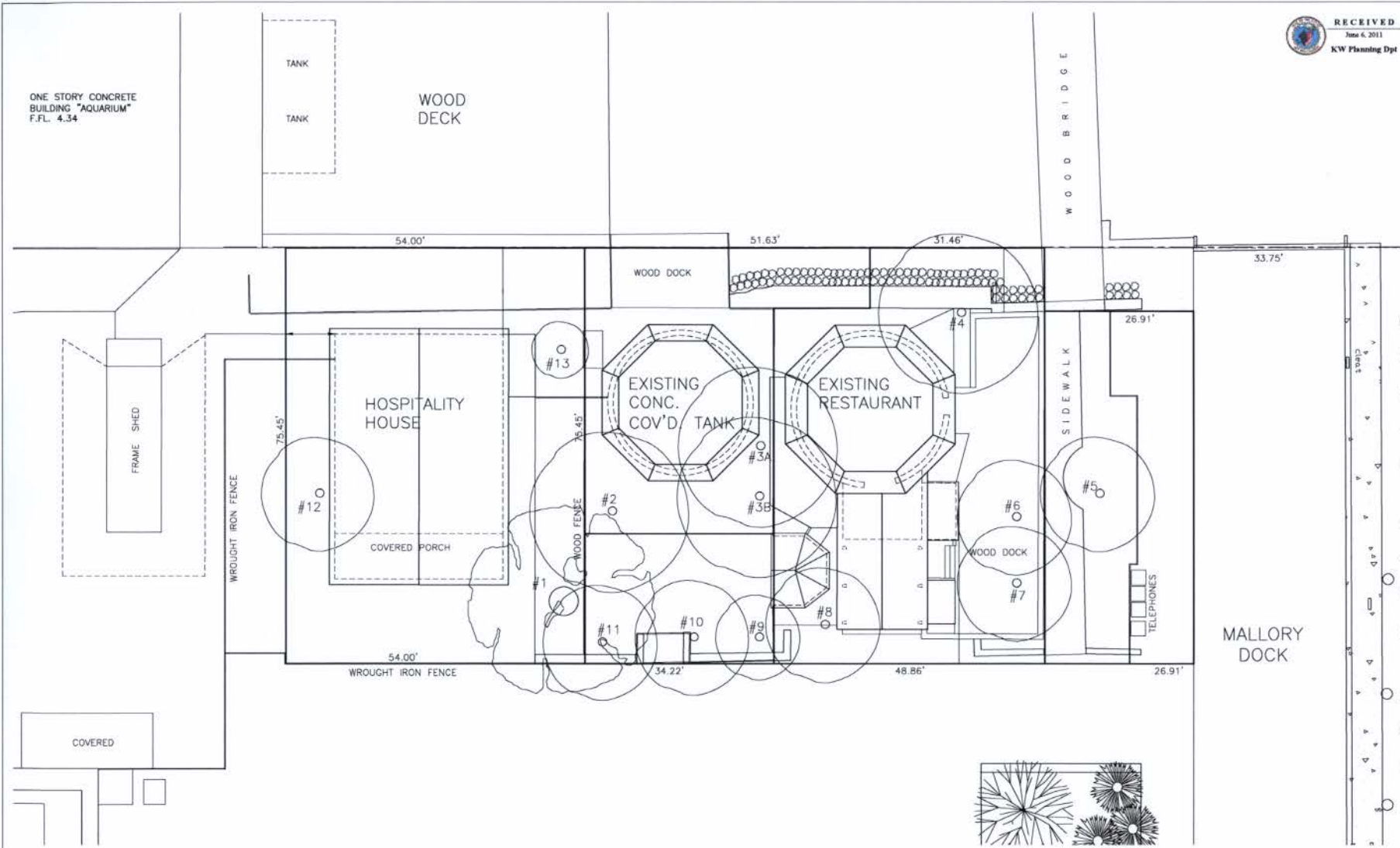
MALLORY SQUARE
RESTAURANT
KEY WEST, FLORIDA

D. (11111) S. (11111) P. (11111)
D. (11111) N. (11111) C. (11111) B. (11111)

EXISTING TREE
DISPOSITION
PLAN

S. (11111) N. (11111)
L-1.0

D. (11111) - MAY 1, 2011



MALLORY SQUARE RESTAURANT EXISTING TREE & PALM DISPOSITION

NUMBER	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CALIPER	CONDITION	STATUS	TRANSPLANT LOCATION
1	Ficus aurea	Ficus	35'	35'	48"	Good	Remain	
2	Bursera simaruba	Gumbo Limbo	20'	30'	12"/12"	Good	Remain	
3A	Coccoloba uellera	Sea Grape	30'	30'	6" x 6" Multi	Fair	Remove	
3B	Coccoloba uellera	Sea Grape	30'	30'	6" x 6" Multi	Fair	Remove	
4	Coccoloba uellera	Sea Grape	30'	30'	6" x 6" Multi	Fair	Remove	
5	Bursera simaruba	Gumbo Limbo	20'	20'	15"	Poor	Transplant	Mallory Square Plant Bed
6	Bursera simaruba	Gumbo Limbo	20'	20'	13"	Good	Transplant	North West of Tank
7	Delonix regia	Poinciana	20'	20'	11.6"	Poor	Remove	
8	Cocos nucifera	Coconut Palm	28'	20'	12"	Good	Remove	
9	Ficus benjamina	Ficus	15'	15'	4"	Poor	Remove	
10	Cocos nucifera	Coconut Palm	20'	20'	12"	Good	Remove	
11	Cocos nucifera	Coconut Palm	28'	20'	12"	Good	Remove	
12	Cocos nucifera	Coconut Palm	20'	20'	12"/Bend	Fair	Remove	
13	Washingtonia robusta	Washington Palm	30'	10'	12"	Fair	Remove	

9/20/2010

EXISTING TREE DISPOSITION PLAN
SCALE: 1/2" = 1'-0"

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



RECEIVED
June 6, 2011
KW Planning Dpt

ELIZABETH
NEWLAND
LANDSCAPE
ARCHITECTURE, LLC

73 North Couch Avenue
MIRAMONTE BEACH, FL 33449
TEL: 772-247-1111



DATE: 01/11/11

REVISIONS:

NO.	DESCRIPTION

MALLORY SQUARE
RESTAURANT
KEY WEST, FLORIDA

DATE: 01/11/11

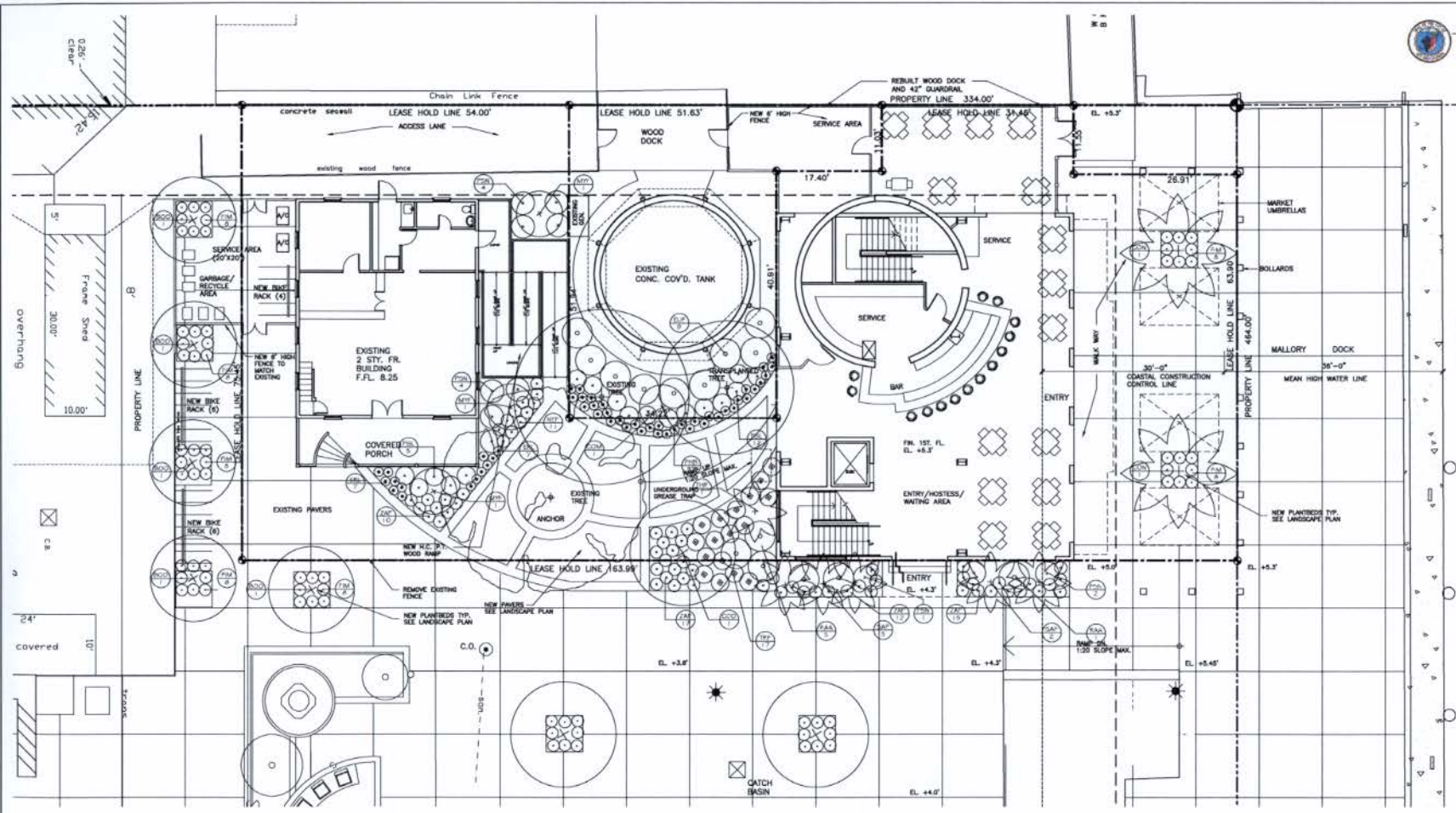
01/11/11 01/11/11

PLANTING
PLAN

SHEET NO. 1

L-01

01/11/11



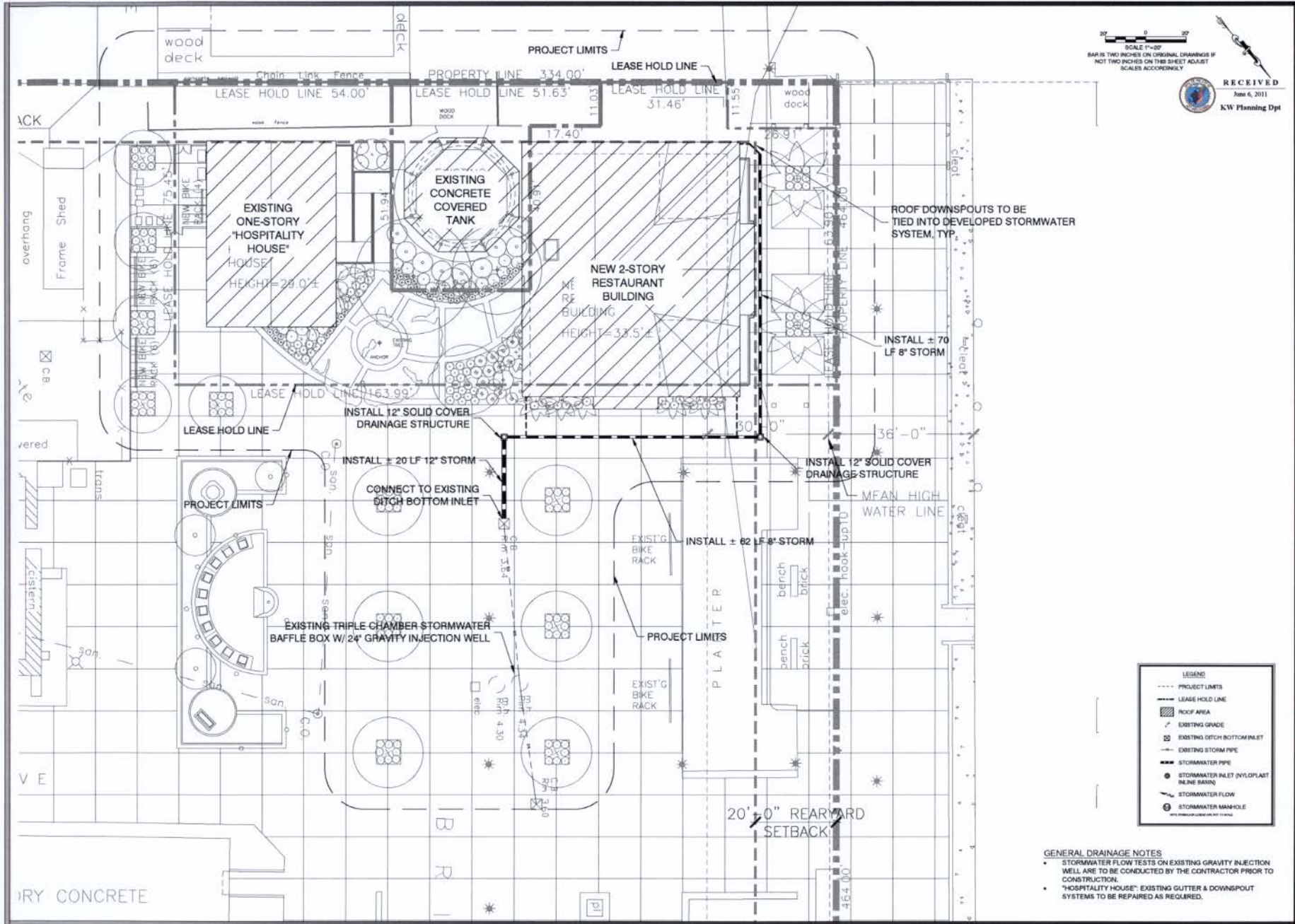
MALLORY SQUARE RESTAURANT PLANT LIST

SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	NATIVE	CALIPER	HEIGHT	CANOPY	CONTAINER	SPACING	CONDITION
SHADE TREES/PALMS										
BOO	5	<i>Bouzenia ovalis</i>	Strongbark	Yes	4'-6"	14'-18"	12'-14'	45 Gal	As Shown	6' CT
COM	1	<i>Coccoloba miraguama</i>	Coccoloba Miraguama	No	5'-8"	10'-12'	8'-10'	45 Gal	As Shown	Matched Multi
COO	1	<i>Coccoloba obovata</i>	Pigeon Plum	Yes	4'-8"	12'-14'	8'-10'	45 Gal	As Shown	6' CT
CON	2	<i>Cocco nucifera</i>	Coconut Palm	No	12'-14"	30'	20'-22'	B & B	As Shown	28' CT No Bend
SAP	5	<i>Sabal palmetto</i>	Sabal Palm	Yes	12'-14"	10'-14'	NA	B & B	As Shown	With Boots
TRP	1	<i>Trachypodium</i>	Trachypodium	Yes	3'-4"	8'-10'	6'-8'	45 Gal	As Shown	Multi
SMALL TREES/LARGE SHRUBS										
EUF	8	<i>Eugenia foetida</i>	Spanish Blupper	Yes	NA	6'-8'	3'-4'	25 Gal	As Shown	Shrub Type
MYP	3	<i>Myrciophora miraguama</i>	Emerald Eltopper	Yes	NA	6'-8'	3'-4'	25 Gal	As Shown	Shrub Type
RAA	5	<i>Randia aculeata</i>	White Indigo Berry	Yes	NA	6'-8'	3'-4'	25 Gal	As Shown	Shrub Type
MEDIUM SHRUBS										
PSJ	11	<i>Psychotria venosa</i>	Wild Coffee	Yes	NA	24'-30"	24'-30"	3 Gal	As Shown	Shrub Type
SMALL SHRUBS/GRASSCOVER										
ERL	14	<i>Ernodea thoralis</i>	Golden Creeper	Yes	NA	12'-18"	12'-18"	1 Gal	As Shown	
FIM	54	<i>Ficus microcarpa</i> 'Green Island'	Green Island Ficus	No	NA	18'-24"	18'-24"	3 Gal	As Shown	
NEP	11	<i>Nepenthes exaltata</i>	Sword Fern	Yes	NA	12'-18"	12'-18"	1 Gal	As Shown	
PHI	37	<i>Philodendron 'Marta Marx'</i>	Sure Mary Philodendron	No	NA	12'-18"	12'-18"	3 Gal	As Shown	
PFL	17	<i>Psychotria ligustrifolia</i>	Dwarf Wild Coffee	Yes	NA	24'-30"	24'-30"	3 Gal	As Shown	
TRF	17	<i>Trapaecum fontanum</i>	Dwarf Fakahatchee	Yes	NA	18'-24"	18'-24"	3 Gal	As Shown	
ACCENTS										
ZAP	36	<i>Zamia pumila</i>	Coontie	Yes	NA	24'-30"	24'-30"	7 Gal	As Shown	9/20/2010

PLANTING PLAN

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





SCALE 1"=20'
 BAR IS TWO INCHES ON ORIGINAL DRAWINGS IF
 NOT TWO INCHES ON THIS SHEET ADJUST
 SCALES ACCORDINGLY



RECEIVED
 June 6, 2011
 KW Planning Dept

PEREZ ENGINEERING
 & DEVELOPMENT, INC.
 1010 EAST PALM BLVD SUITE 400
 FT. LAUDERDALE, FL 33304
 TEL: (954) 343-1400 FAX: (954) 343-0248
 C-1
 3007 EAST PALM BLVD SUITE 140
 FT. LAUDERDALE, FL 33304
 TEL: (954) 343-1415 FAX: (954) 343-0248

ALINE PEREZ, P.E.
 Project P.E. No. 15468
 May 24, 2011

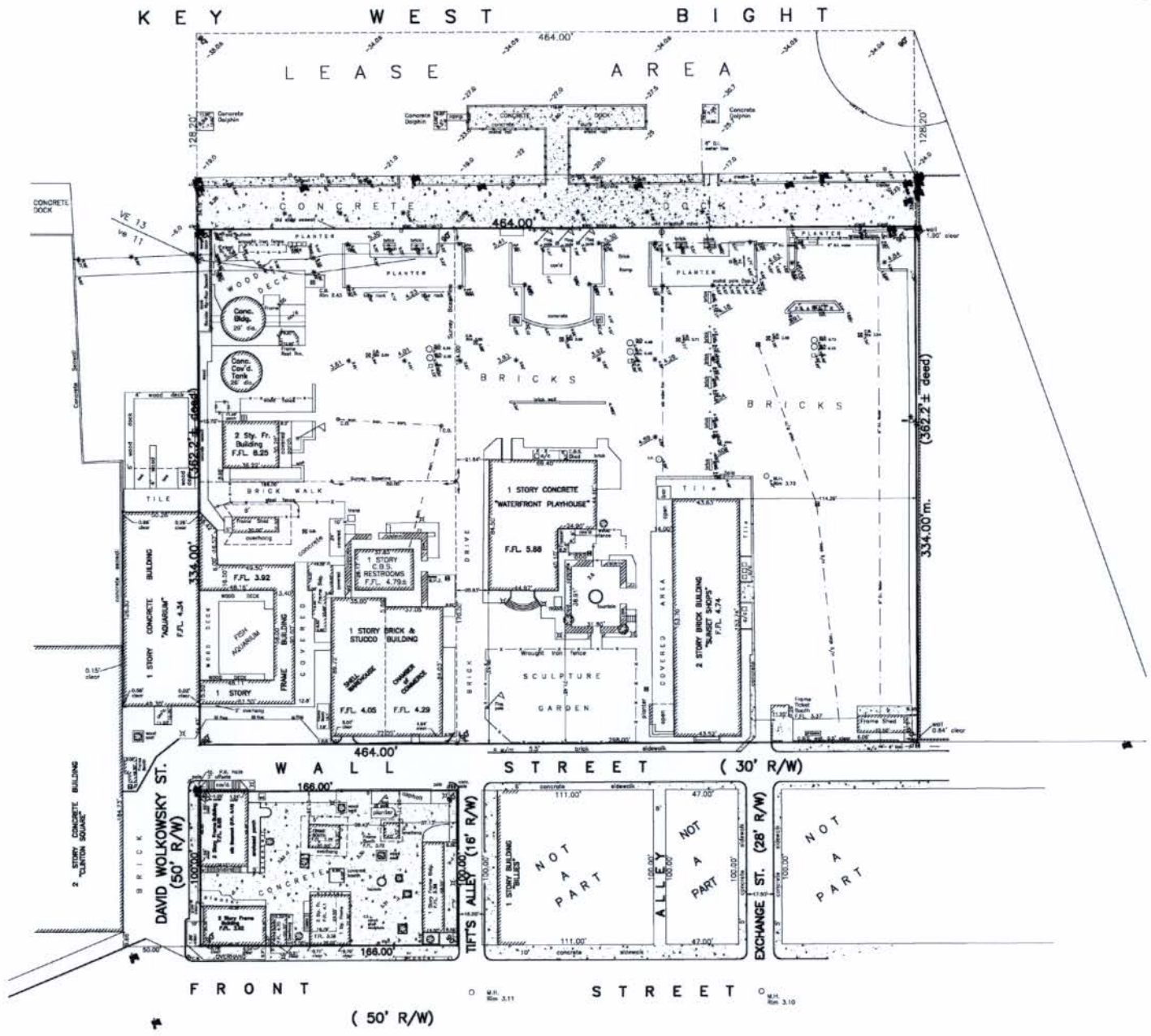
REVISION	DATE	BY	CHKD
1	ORIGINAL - SEPTEMBER 2011	NTM	NTM
2			
3			
4			
5			
6			

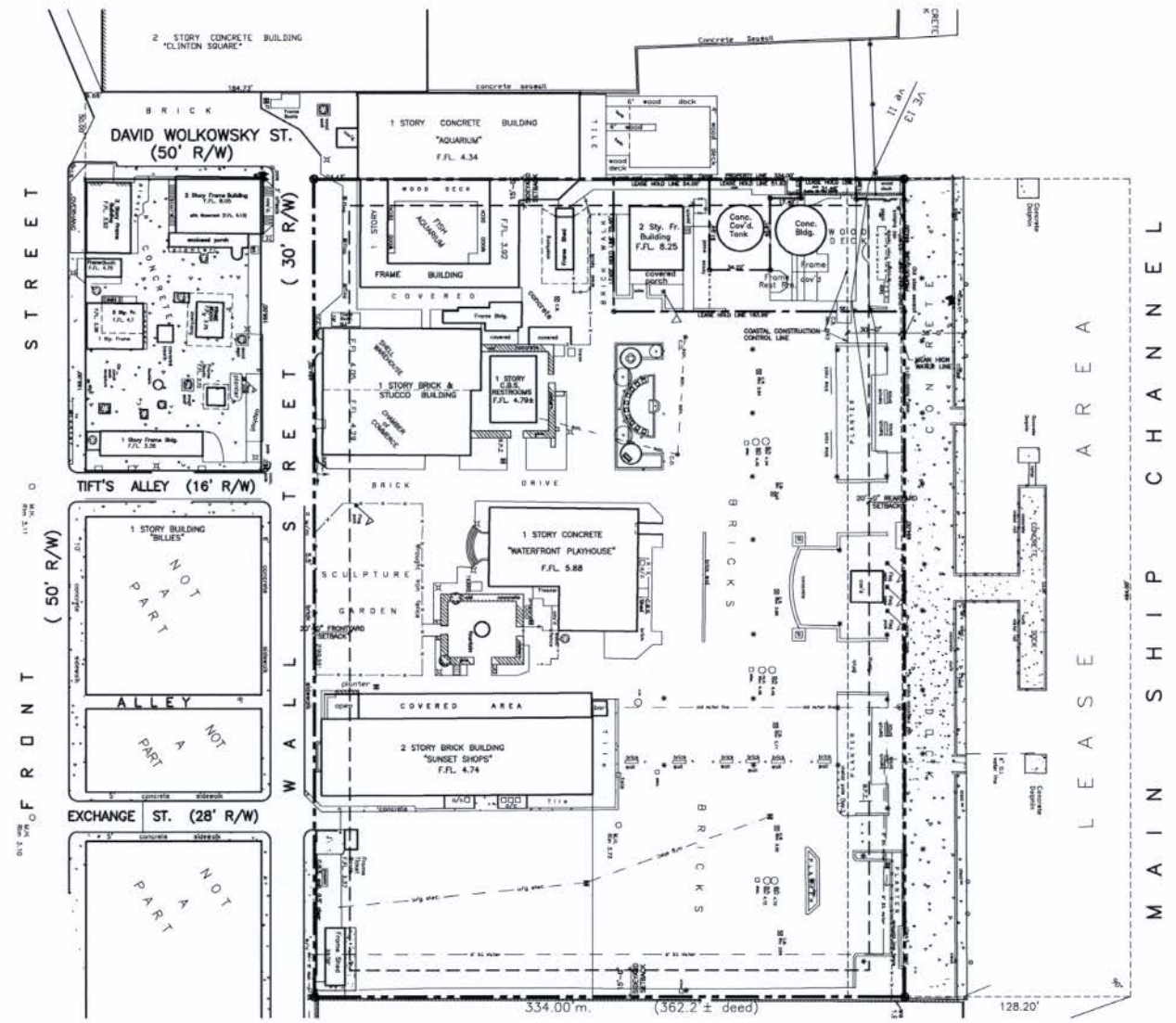
MALLERY SQUARE RESTAURANT
 MALLERY SQUARE
 KEY WEST, FL 33040
 CONCEPTUAL DRAINAGE PLAN

LEGEND	
---	PROJECT LIMITS
---	LEASE HOLD LINE
▨	ROOF AREA
—	EXISTING GRADE
—	EXISTING DITCH BOTTOM INLET
—	EXISTING STORM PIPE
—	STORMWATER PIPE
●	STORMWATER INLET (NYLON PLAST IN-LINE BASIN)
○	STORMWATER FLOW
⊙	STORMWATER MANHOLE

GENERAL DRAINAGE NOTES
 • STORMWATER FLOW TESTS ON EXISTING GRAVITY INJECTION WELL ARE TO BE CONDUCTED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
 • "HOSPITALITY HOUSE": EXISTING GUTTER & DOWNSPOUT SYSTEMS TO BE REPAIRED AS REQUIRED.

JOB NO.	D101018
DRAWN	NTM
DESIGNED	AFP
CHECKED	
DATE	

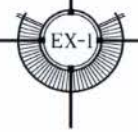




SITE DATA	
SITE AREA:	154,988 S.F. (3.55 ACRES)
LAND USE:	HPS (PUBLIC SERVICES INC. RECREATION & OPEN SPACE)
FLOOD ZONE:	V-11 / V-13

EXISTING SITE PLAN
 ALL SITE INFORMATION OBTAINED FROM SURVEY
 BY ISLAND SURVEYING, INC. ON 1/28/10
 SCALE: 1"=30'-0"

MALLORY SQUARE RESTAURANT
 MALLORY DOCK
 KEY WEST, FLORIDA





WILLIAM P. HORN
ARCHITECT, P.A.

915 EASTON ST
KEY WEST
FLORIDA
32844

TEL: 305-296-6262
FAX: 305-296-1022

LICENSE NO.
AA 083348

Seaboard
PAUL R. SEABOARD, P.E.
P.E. 1137
1100 CRANE BOULEVARD
BUDALAP, FLORIDA
33427-7771
CA

MALLORY
SQUARE
RESTAURANT
MALLORY DOCK
KEY WEST, FLORIDA

KEY WEST
BIGHT

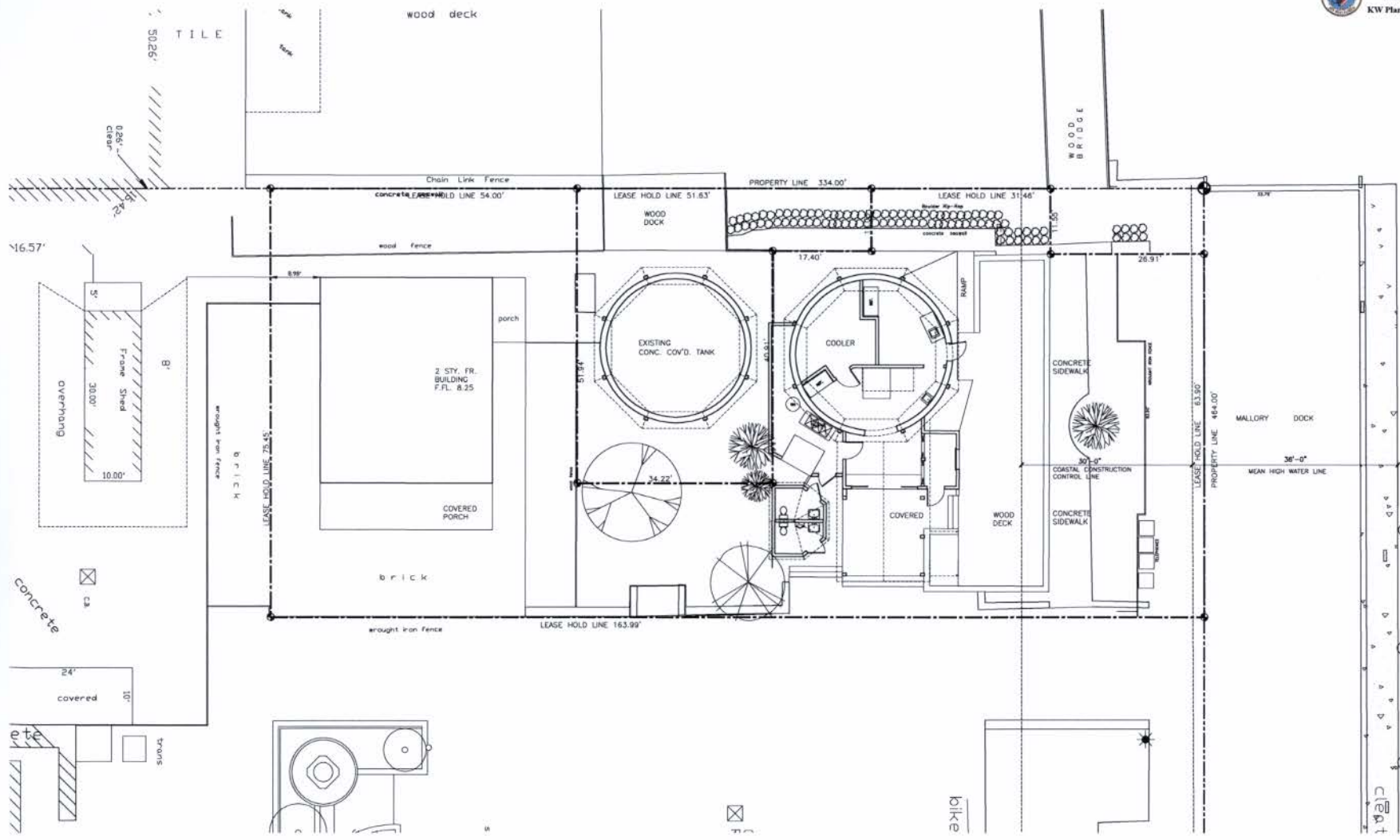
SEAL

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
05-20-11 PL. BD REV

DRAWN BY
EMA

PROJECT
NUMBER
1006

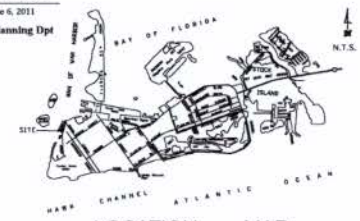


EXISTING FLOOR PLAN
SCALE: 1/8"=1'-0"

MALLORY SQUARE RESTAURANT
MALLORY DOCK
KEY WEST, FLORIDA



RECEIVED
June 6, 2011
KW Planning Dpt



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' (IN LEASE AREA)
 EXISTING = 8.0' (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 = 28.0' (HOSPITALITY HOUSE)
 PROPOSED = 28.0' (NEW RESTAURANT BLDG.)

FAR:

ALLOWABLE: 1.0 MAX (154,988 S.F.)
 EXISTING: 0.25 (38,750 S.F.)
 PROPOSED: 0.27 (42,210 S.F.)

HEIGHT:

ALLOWABLE: 25.0'
 EXISTING: 28.00' (HOSPITALITY HOUSE)
 PROPOSED: 33.82' (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. (21.38%)
 PROPOSED: 35,830 S.F. (23.14%)

IMPERVIOUS AREA:

REQUIRED: 77,494 S.F. (50% MAX.)
 EXISTING: 140,815 S.F. (90.88%)
 PROPOSED: 140,780 S.F. (90.83%)

LANDSCAPE AREA:

REQUIRED: 50%
 EXISTING: 14,173 S.F. (9.14%)
 PROPOSED: 14,308 S.F. (9.18%)

PARKING: IN PARKING WAIVER ZONE

CONSUMPTION AREA - PARCEL 2

EXISTING: 3,494 S.F.
 1,100 S.F. (NON CONSUMPTION AREA)
 2,344 S.F. (CONSUMPTION AREA)
 (156 SEATS @ 15 S.F./SEAT)

PROPOSED: 3,344 S.F. (156 SEATS @ 15 S.F./SEAT)

CONSUMPTION AREA - PARCEL 1

EXISTING: 0 S.F. (0 SEATS @ 15 S.F./SEAT)

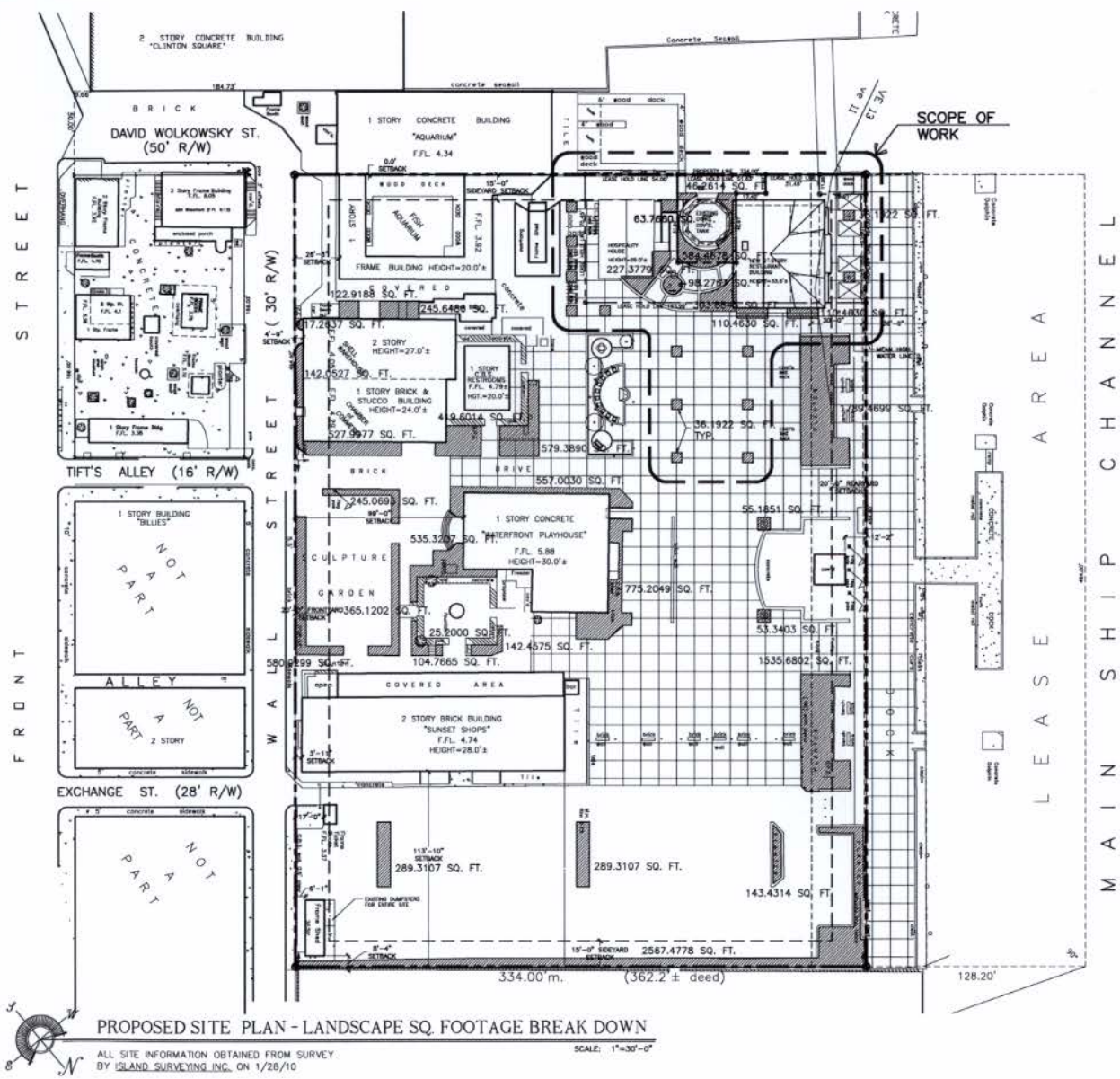
BUILDING DATA

EXISTING BUILDING DATA

1ST FLOOR ENCLOSED	1,150 S.F.	1ST FLOOR COVERED	380 S.F.
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	736 S.F.
TOTAL PROPOSED ENCLOSED	4,733 S.F.	TOTAL PROPOSED COVERED	1,197 S.F.



PROPOSED SITE PLAN - LANDSCAPE SQ. FOOTAGE BREAK DOWN
 ALL SITE INFORMATION OBTAINED FROM SURVEY BY ISLAND SURVEYING INC. ON 1/28/10
 SCALE: 1"=30'-0"

MALLORY SQUARE RESTAURANT
 MALLORY DOCK
 KEY WEST, FLORIDA

WILLIAM P. HORN
 ARCHITECT, P.A.

915 EIGHTH ST
 KEY WEST
 FLORIDA
 33040
 TEL: 305 296-8262
 FAX: 305 296-1033
 LICENSE NO.
 AA 005840

Seatech
 PAUL R. SEMMEL, P.E.
 P.E. - 1017
 CRANE BOULEVARD
 NARMILOAF KEY FLORIDA
 33090
 CA - 1117

MALLORY
 SQUARE
 RESTAURANT
 MALLORY DOCK
 KEY WEST, FLORIDA

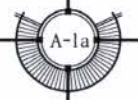
SEAL

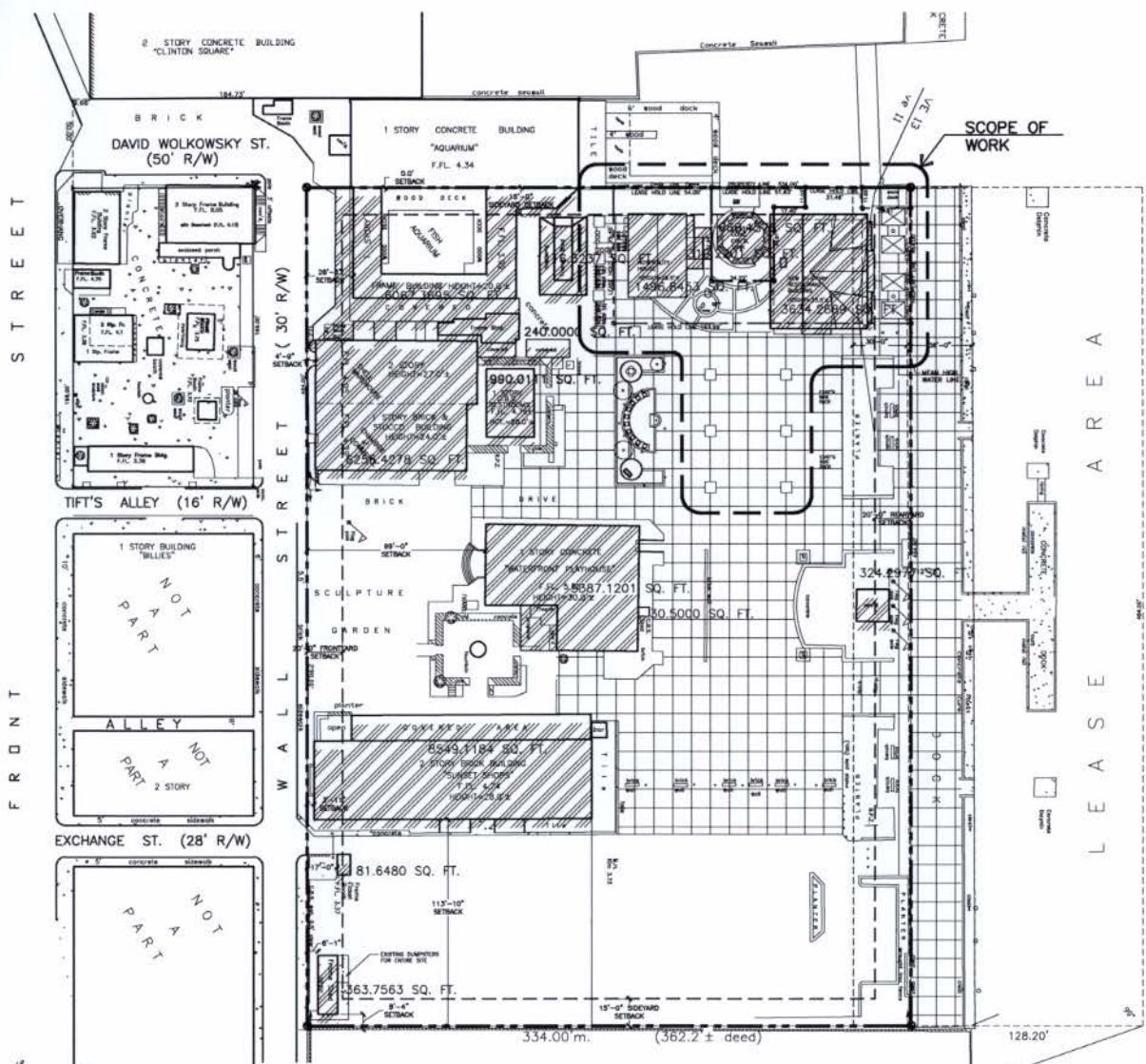
DATE
 06-03-10
 08-09-10 HARC
 08-31-10 HARC REV.
 10-01-10 DRC
 11-05-10 PL BD

REVISIONS
 03-11-11 HARC REV
 5 PL BD REV
 05-09-11 HARC REV.
 05-20-11 PL BD REV

DRAWN BY
 EMA

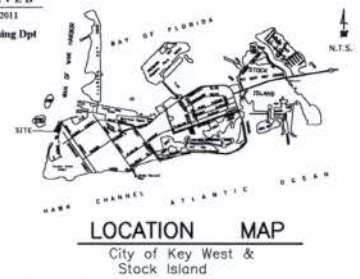
PROJECT
 NUMBER
 1006





PROPOSED SITE PLAN - LOT COVERAGE SQ. FOOTAGE BREAK DOWN
 ALL SITE INFORMATION OBTAINED FROM SURVEY BY ISLAND SURVEYING INC. ON 1/28/10
 SCALE: 1"=30'-0"

RECEIVED
 June 6, 2011
 KW Planning Dpt



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 +8.0'

SETBACKS:

FRONT SETBACK: REQUIRED = 20.0'
 EXISTING = 4.75' (NOT IN LEASE AREA)

SIDE SETBACK: REQUIRED = 15.0'
 EXISTING = 9.0' (IN LEASE AREA)

REAR SETBACK: REQUIRED = 20.0'
 EXISTING = 20.16' (IN LEASE AREA)

COASTAL CONST. CONTROL LINE: REQUIRED = 36.0'
 EXISTING = 28.0'
 PROPOSED = 18.16'

FAR:

ALLOWABLE: 1.0 MAX (154,988 S.F.)
 EXISTING: 0.25 (38,750 S.F.)
 PROPOSED: 0.27 (42,210 S.F.)

HEIGHT:

ALLOWABLE: 25.0'
 EXISTING: 28.0' (HOSPITALITY HOUSE)
 PROPOSED: 33.6' (NEW RESTAURANT BLDG.)
 (ONLY NON-HABITABLE ROOF AREA IS ABOVE 25.0')

LOT COVERAGE AREA:

REQUIRED: 61,995 S.F. (40% MAX.)
 EXISTING: 33,183 S.F. (21.38%)
 PROPOSED: 35,330 S.F. (22.80%)

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: 14,308 S.F. (9.16%)

PARKING: IN PARKING MANEUVER ZONE

CONSUMPTION AREA - PARCEL 2

EXISTING: 3,494 S.F.
 -1,550 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	885 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	482 S.F.
2ND. FLOOR ENCLOSED	1,891 S.F.	2ND. FLOOR COVERED	738 S.F.
TOTAL PROPOSED ENCLOSED	4,733 S.F.	TOTAL PROPOSED COVERED	1,197 S.F.

WILLIAM P. HORN
 ARCHITECT, P.A.

910 CAYTON ST.
 KEY WEST,
 FLORIDA
 33640
 TEL: (305) 296-6100
 FAX: (305) 296-1033
 LICENSE #0
 A.A. 060340

Seatech
 PAUL R. SEMMES, P.E.
 P.E. 7137
 CRANE BOULEVARD
 BUNNAPART, FLORIDA
 33511
 CA. 00000000

MALLERY SQUARE
 RESTAURANT
 MALLERY DOCK
 KEY WEST, FLORIDA

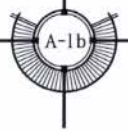
SEAL

DATE
 06-03-10
 08-09-10 HARC
 08-31-10 HARC REV.
 10-01-10 DRC
 11-09-10 PL BD

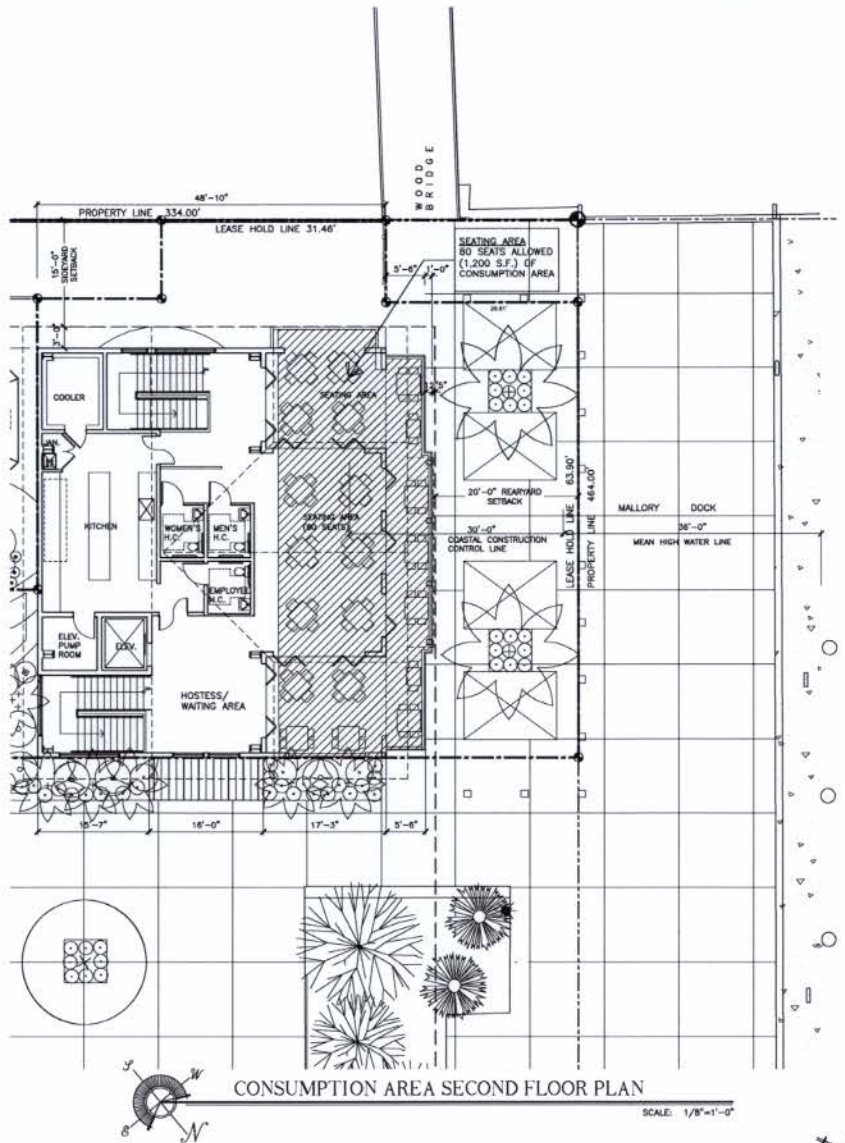
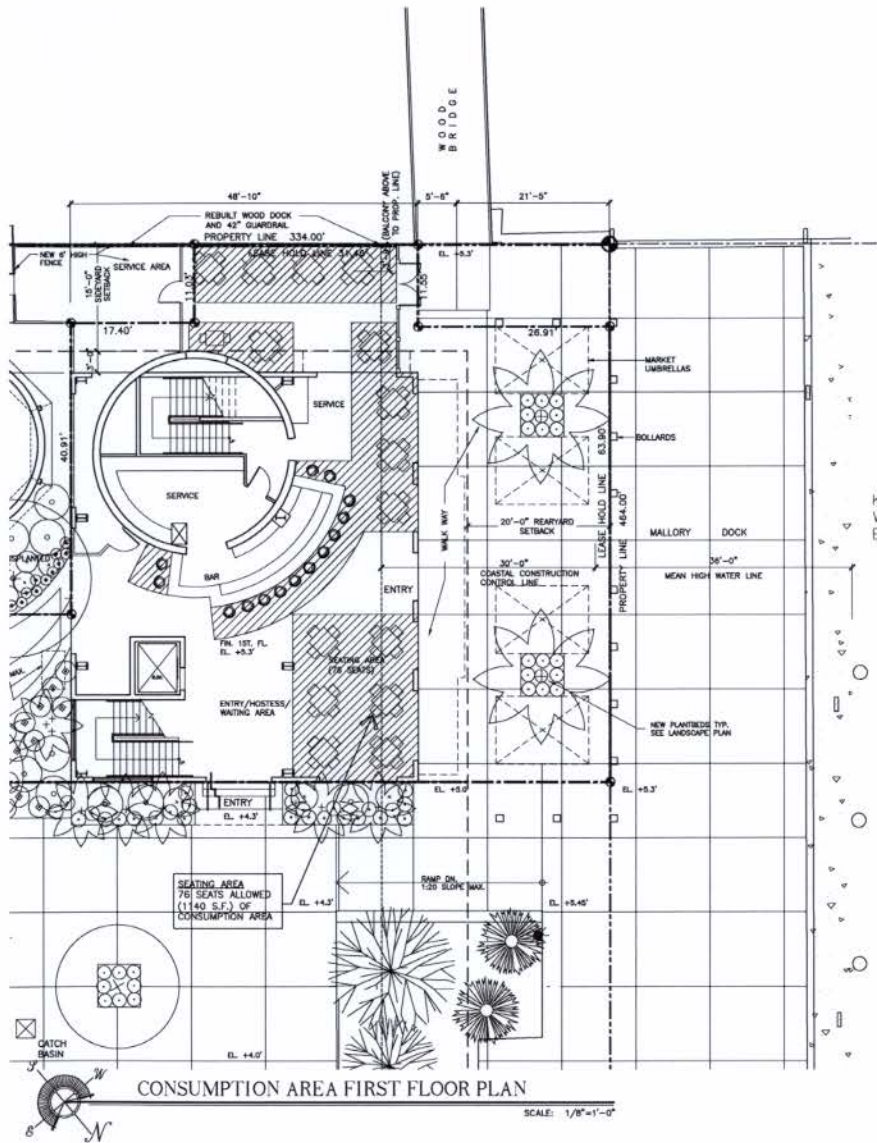
REVISIONS
 03-11-11 HARC REV.
 & PL BD REV.
 05-09-11 HARC REV.
 05-20-11 PL BD REV.

DRAWN BY
 EMA

PROJECT NUMBER
 1006



MALLERY SQUARE RESTAURANT
 MALLERY DOCK
 KEY WEST, FLORIDA



MALLORY SQUARE RESTAURANT
MALLORY DOCK
KEY WEST, FLORIDA



WILLIAM P. HORN
ARCHITECT, P.A.

918 CATON ST
KEY WEST,
FLORIDA
33940

TEL: 305-296-8362
FAX: 305-296-1333

LICENSE NO.
AA 000340



PAUL R. SEMMES, P.E.
P.E. 7317
1100 CRANE BOULEVARD
SUNGLASS CREEK, FLORIDA
33170

MALLORY
SQUARE
RESTAURANT
MALLORY DOCK
KEY WEST, FLORIDA

KEY WEST
BIGHT

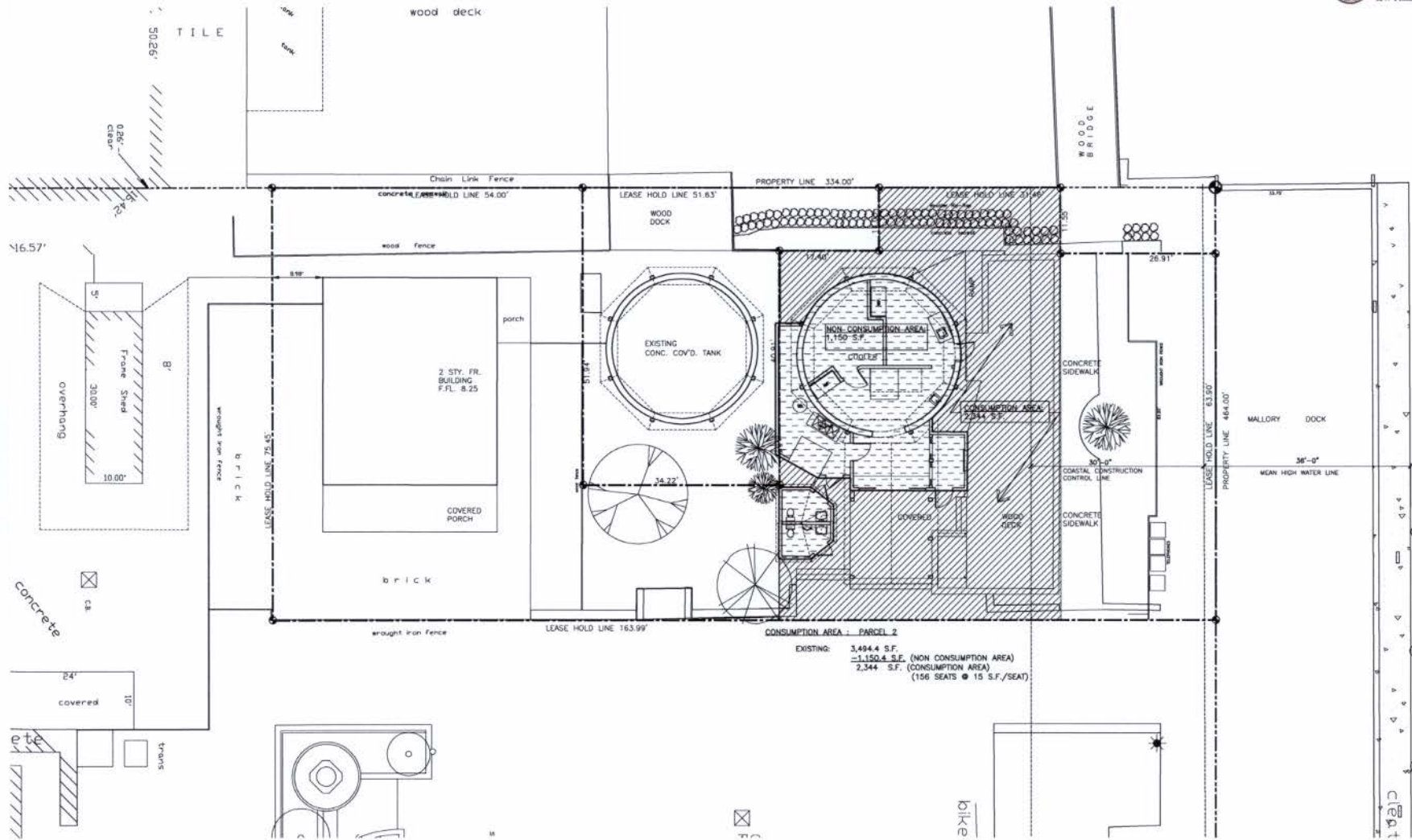
SEAL

DATE
06-03-10
05-09-10 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.
05-20-11 PL BD REV.

DRAWN BY
EMA

PROJECT
NUMBER
1006



EXISTING FLOOR PLAN CONSUMPTION AREA
SCALE: 1/8"=1'-0"

MALLORY SQUARE RESTAURANT
MALLORY DOCK
KEY WEST, FLORIDA

