



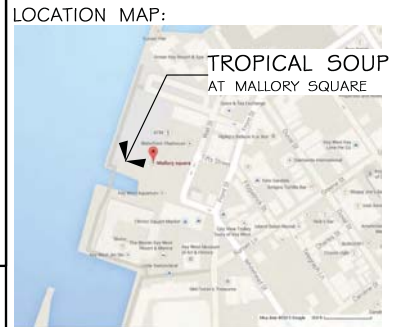
"Tropical Soup" PROPOSED RESTAURANT

- 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



PETER PIKE & ASSOCIATES
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
SITE PLAN

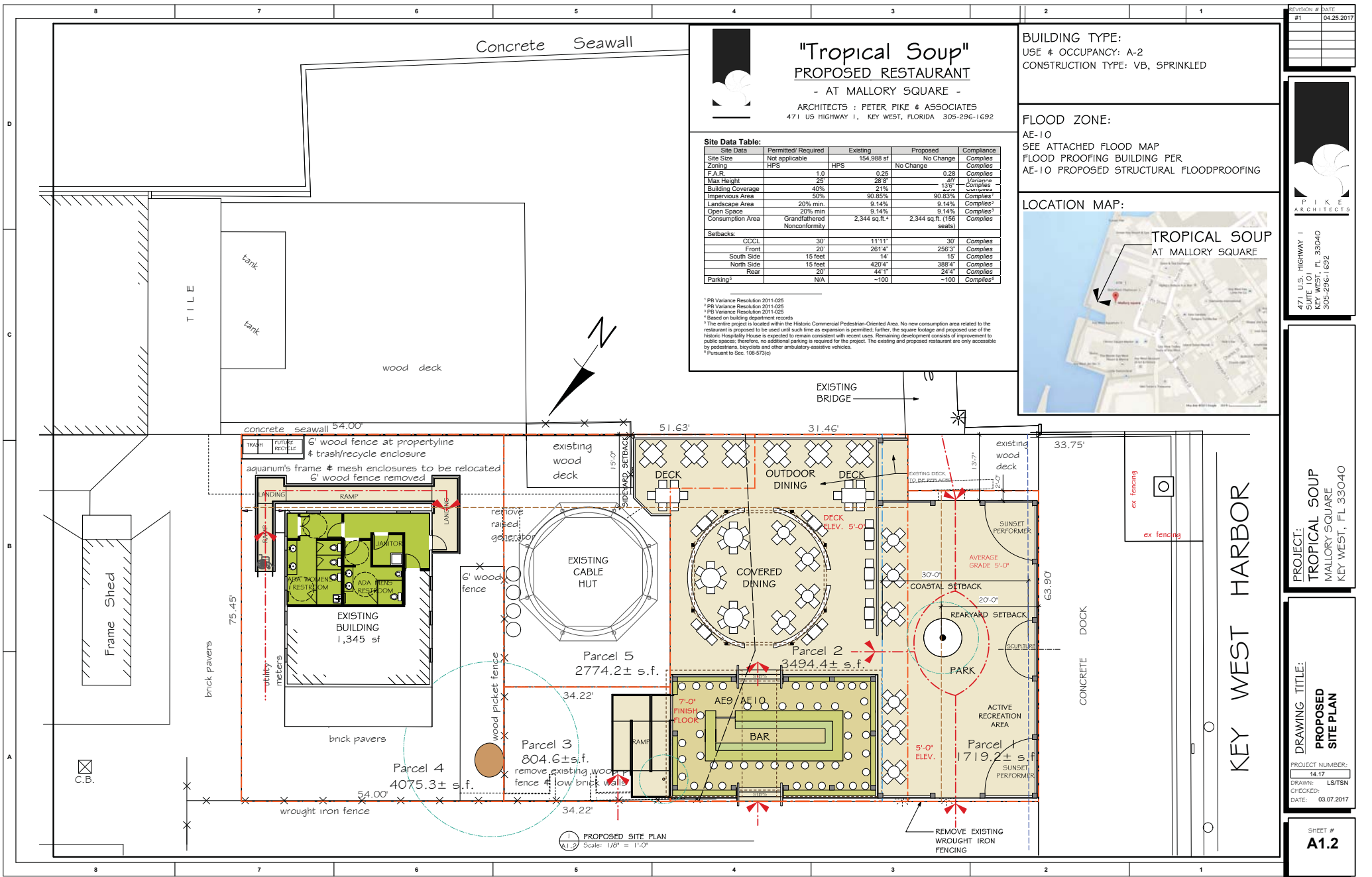
PROJECT NUMBER:
14.17
DRAWN: LS/TSN
CHECKED:
DATE: 03.07.2017

SHEET #
A1.2

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	0.28	0.28	Complies
Max Height	25'	28'8"	48'	Violates
Building Coverage	40%	21%	13%	Complies
Impervious Area	50%	90.85%	90.83%	Complies*
Landscape Area	20% min.	9.14%	9.14%	Complies*
Open Space	20% min.	9.14%	9.14%	Complies*
Consumption Area	Grandfathered Nonconformity	2,344 sq.ft.*	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	420'4"	389'4"	Complies
Rear	20'	44'	24'	Complies
Parking ³	N/A	-100	-100	Complies*

* PB Variance Resolution 2011-025
 * PB Variance Resolution 2011-026
 * PB Variance Resolution 2011-025
 * Based on building department records
 * 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-sensitive vehicles.
 * Pursuant to Sec. 108-573(c)



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

REVISION #	DATE
#1	04.25.2017



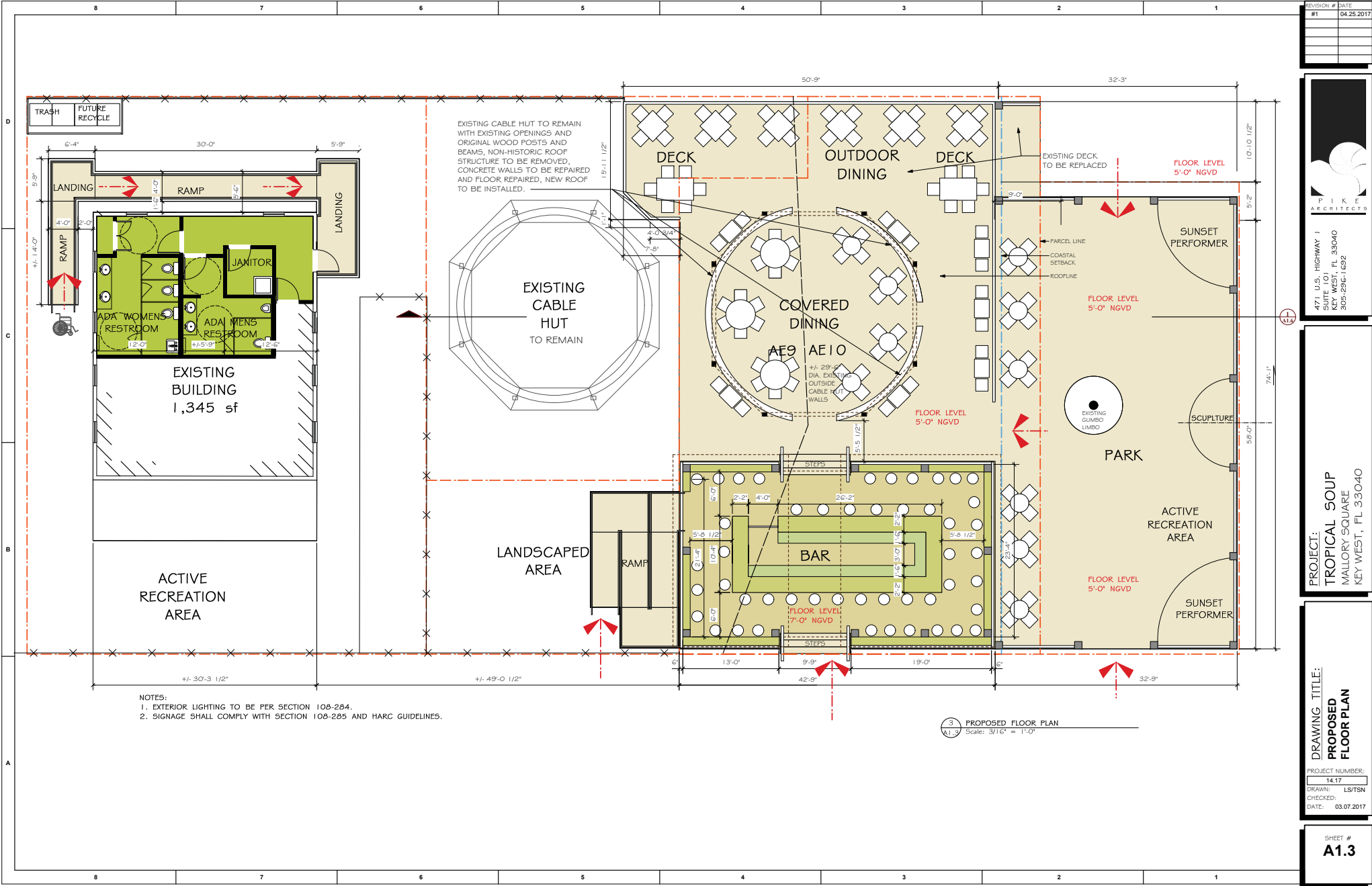
471 U.S. HIGHWAY 1
 KEY WEST, FL 33040
 305-296-1692

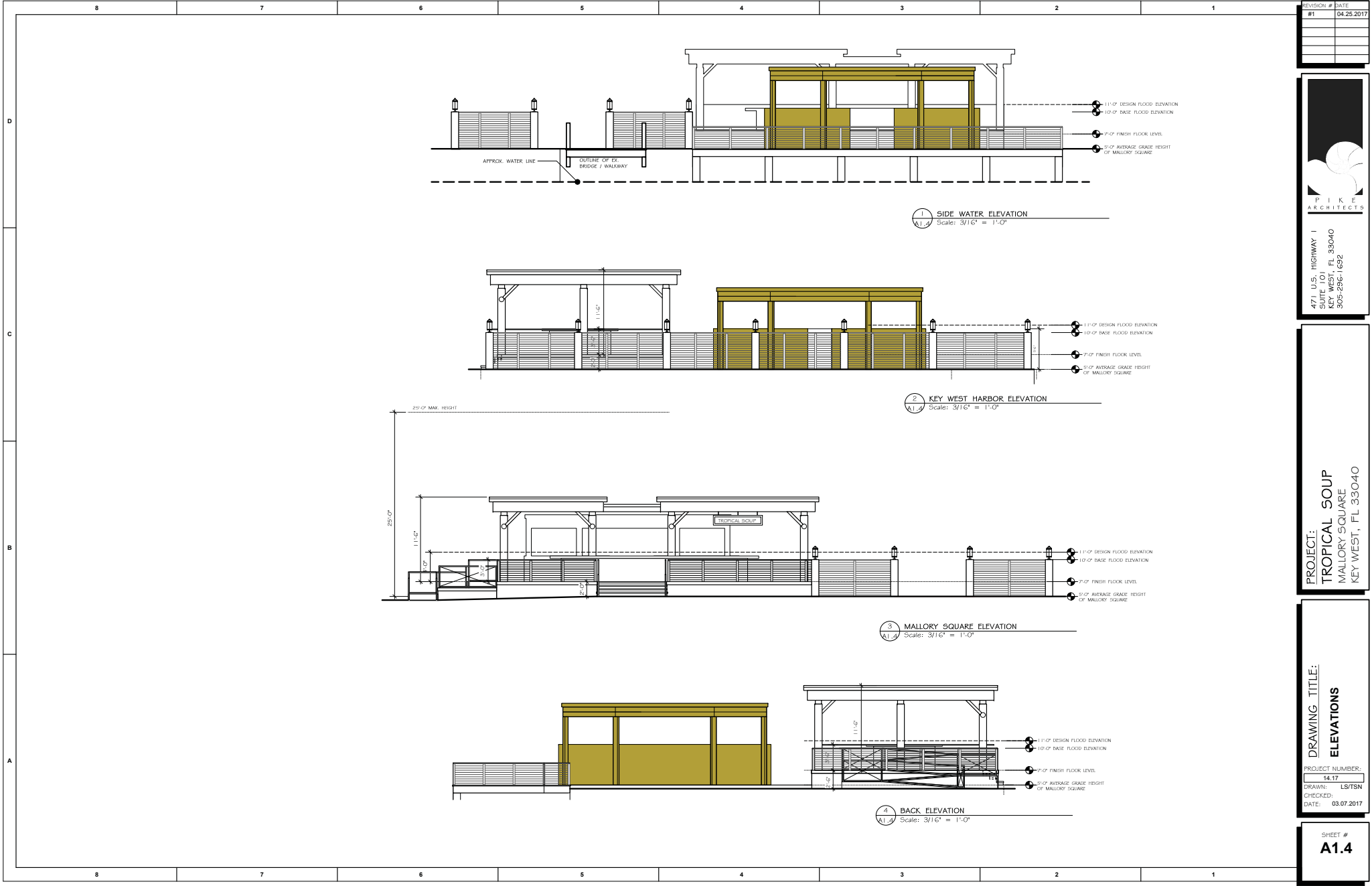
PROJECT:
TROPICAL SOUP
 MALLORY SQUARE
 KEY WEST, FL 33040

DRAWING TITLE:
PROPOSED FLOOR PLAN

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

SHEET #
A1.3





REVISION #	DATE
#1	04.25.2017


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

PROJECT:
TROPICAL SOUP
 MALLORY SQUARE
 KEY WEST, FL 33040

DRAWING TITLE:
ELEVATIONS
 PROJECT NUMBER:
 14.17
 DRAWN: LS/TSN
 CHECKED:
 DATE: 03.07.2017

SHEET #
A1.4



REVISION #	DATE
#1	04.25.2017

P I K E
A R C H I T E C T S

4711 U.S. HIGHWAY 1
KEY WEST, FL 33040
305-296-1692

PROJECT:
TROPICAL SOUP
MALLORY SQUARE
KEY WEST, FL 33040

DRAWING TITLE:
CONTEXT ELEVATIONS

PROJECT NUMBER:
14.17

DRAWN: LS/TSN

CHECKED:

DATE: 03.07.2017

SHEET #
A1.5

8 7 6 5 4 3 2 1

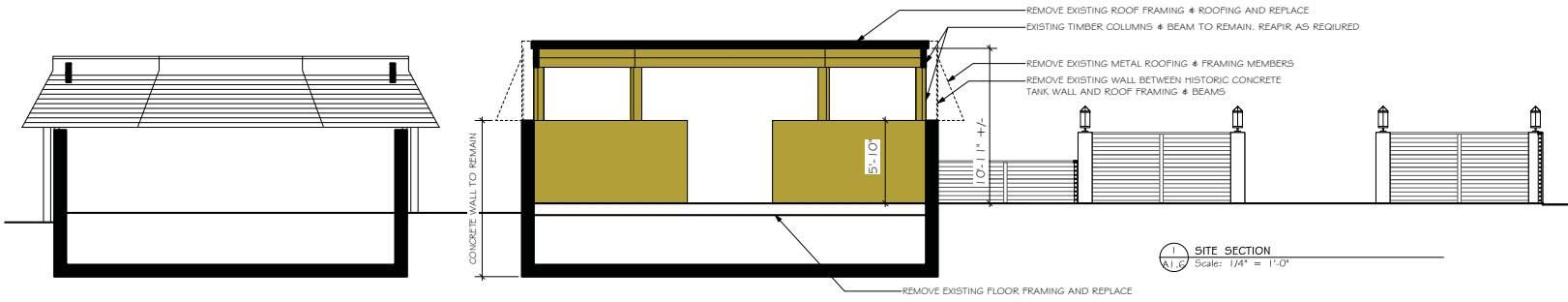
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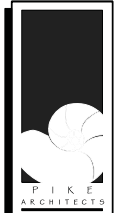
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8 7 6 5 4 3 2 1



REVISION #	DATE
1	04.25.2017
	12.08.2016



471 U.S. HIGHWAY 1
 SUITE 101
 KEY WEST, FL 33040
 305-286-1692

PROJECT:
TROPICAL SOUP
 MALLORY SQUARE
 KEY WEST, FL 33040

DRAWING TITLE:
SITE SECTION & AERIAL SITE PLAN

PROJECT NUMBER:
 14.17

DRAWN: LS/TSN
 CHECKED:
 DATE: 03.07.2017

SHEET #
A1.6

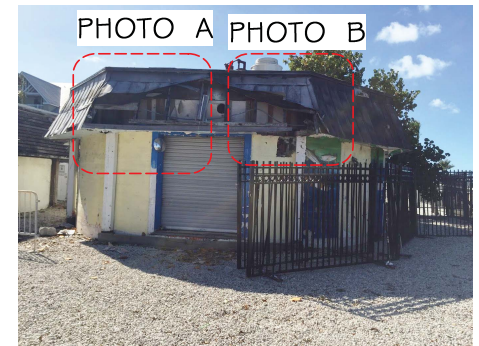
8 7 6 5 4 3 2 1



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

8 7 6 5 4 3 2 1

REVISION #	DATE
01	04.25.2017

PIKE ARCHITECTS

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

PROJECT:
TROPICAL SOUP
MALLORY SQUARE
KEY WEST, FL 33040

DRAWING TITLE:
PHOTOS OF CABLE HUT

PROJECT NUMBER:
14.17

DRAWN: LS/TSN
CHECKED:
DATE: 03.07.2017

SHEET #
A1.7