

SITE DATA

SITE AREA: 140,059 S.F. (3.21 ACRES)
LAND USE: HRCC-2
FLOOD ZONE: VE +10.0' (FLOOD PNL #1208701516K), 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: 47,620 S.F. (0.34 MAX.)
PROPOSED: 45,938 S.F. (0.32 MAX.)

OPEN SPACE RATIO: 0.50 W/IN 100' MHWL

HEIGHT:
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. (30%)
PROPOSED: 42,701 S.F. (30.5%)

IMPERVIOUS AREA:
REQUIRED: 84,035 S.F. (60% MAX.)
EXISTING: 131,624 S.F. (94%)
PROPOSED: 130,300 S.F. (93%)

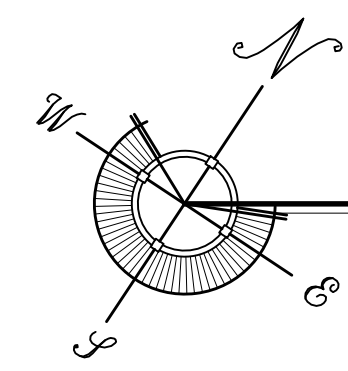
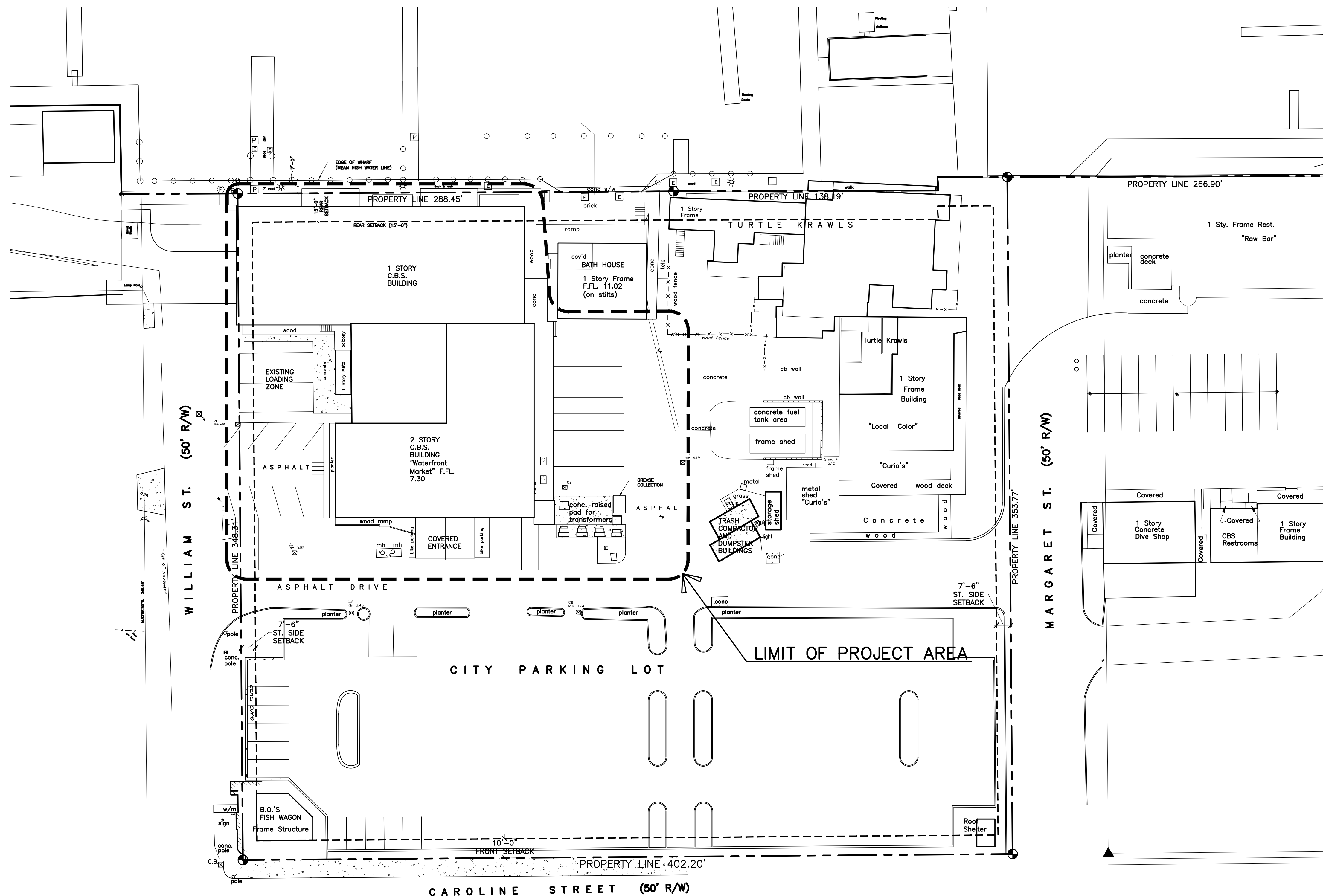
LANDSCAPE AREA:
REQUIRED: 28,012 S.F. (20%)
EXISTING: 8,435 S.F. (6%)
PROPOSED: 9,758 S.F. (7%)
***ADDED 630 S.F. OF ROOF GARDEN NOT INCLUDED ABOVE

BICYCLE SPACES:
EXISTING: 21 SPACES
PROPOSED: 40 SPACES

PARKING:
EXISTING = 15 SPACES, CODE COMPLIANT
PROPOSED = 18 SPACES, CODE COMPLIANT

CONSUMPTION AREA:
EXISTING: 1,260 S.F. (84 SEATS @ 15 S.F./SEAT)
PROPOSED: 4,500 S.F. (300 SEATS @ 15 S.F./SEAT)

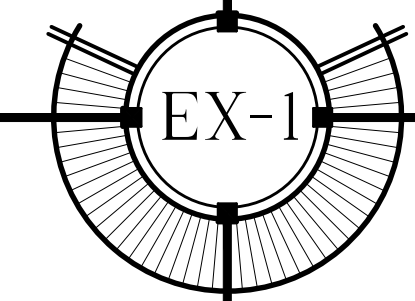
SITE DRAINAGE:
EXISTING TO REMAIN UNCHANGED.
(IMPROVED BY INCREASE IN LANDSCAPE, PREVIOUS AREA)

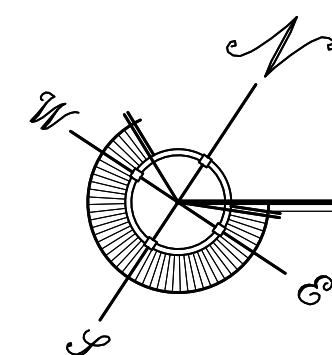
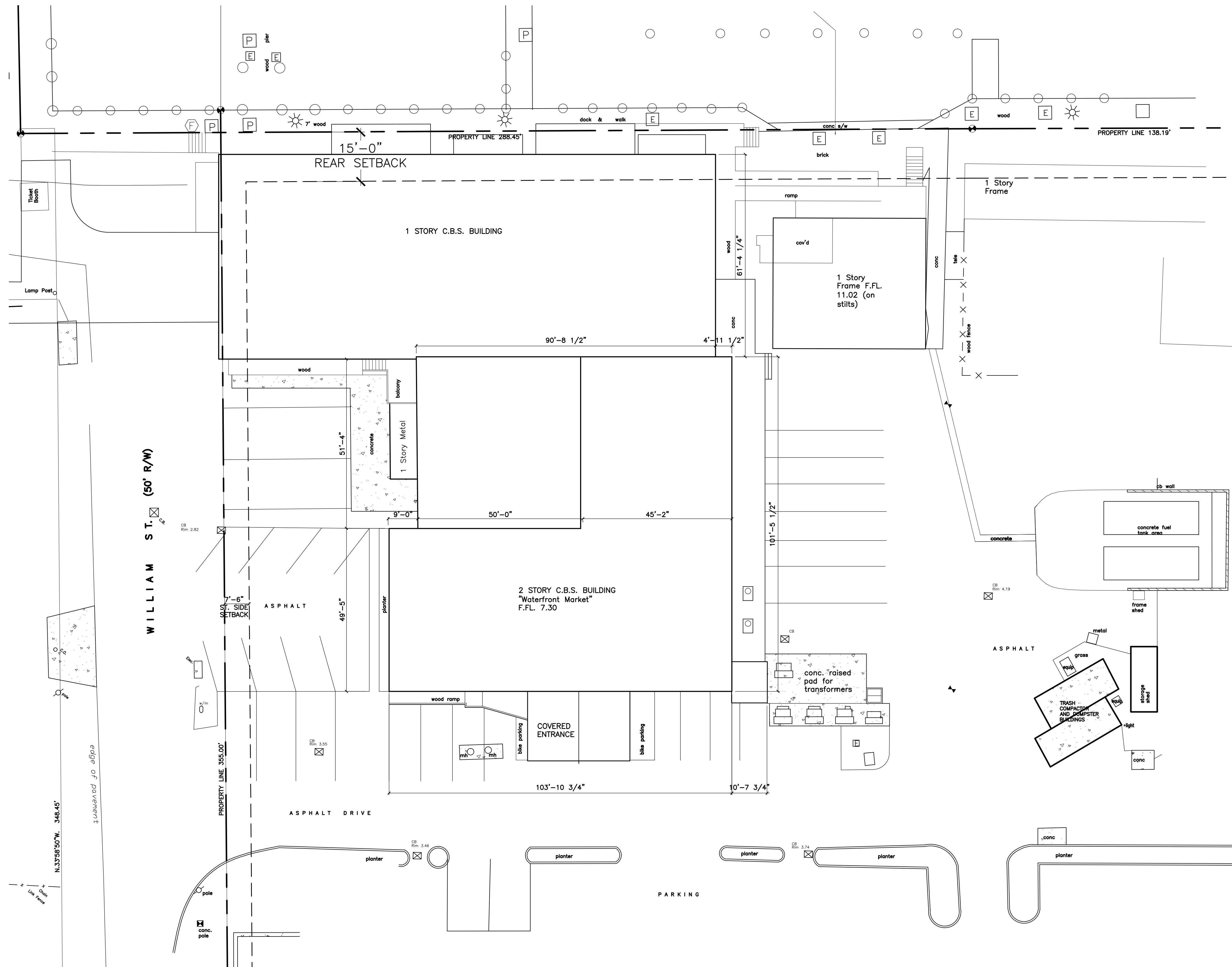


EXISTING SITE PLAN

SCALE: 1" = 30'-0"

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY FREDERICK H. HILDEBRANDT, SURVEYOR DATED ON 07-13-06





EXISTING SITE PLAN - ROOF PLAN

SCALE: 1/16" = 1'-0"

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED
BY FREDERICK H. HILDEBRANDT, SURVEYOR DATED ON 02-27-06

SEAL

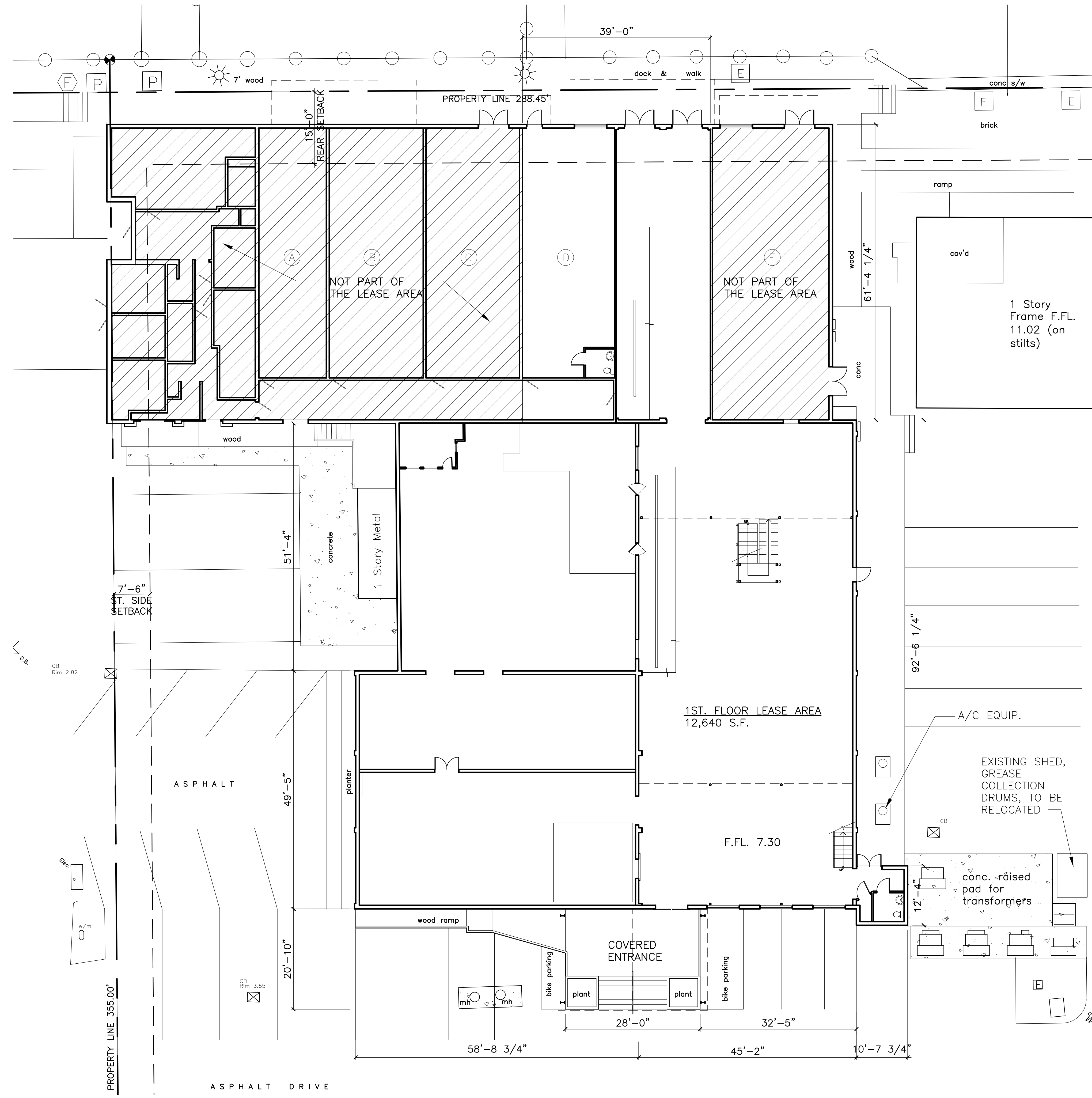
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AUTHORIZATION BY
WILLIAM P. HORN

DATE
11-11-11 HARC
12-01-11 DRC

REVISIONS

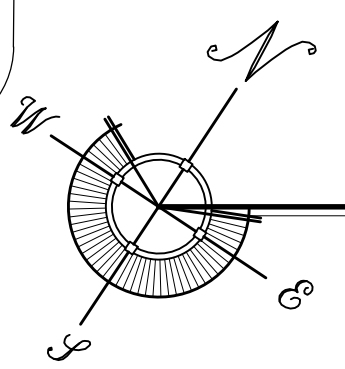
DRAWN BY
EMA

PROJECT
NUMBER
1113



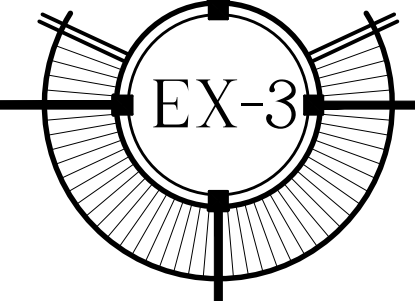
BUILDING DATA			
EXISTING BUILDING DATA (LEASE AREA)			
1ST. FLOOR ENCLOSED	12,832 S.F.	1ST. FLOOR COVERED	1,535 S.F.
2ND. FLOOR ENCLOSED	2,619 S.F.	COVERED/STAIR	148 S.F.
MEZZANINES 1 THRU 3	3,241 S.F.		
TOTAL EXISTING ENCLOSED 18,692 S.F.		TOTAL EXISTING COVERED 1,683 S.F.	

EXISTING 1ST. FLOOR PLAN



SCALE: 3/32" = 1'-0"
SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY FREDERICK H. HILDEBRANDT, SURVEYOR DATED ON 02-27-06

WATERFRONT BREWERY
201 WILLIAM STREET
KEY WEST BIGHT, FLORIDA



SEAL

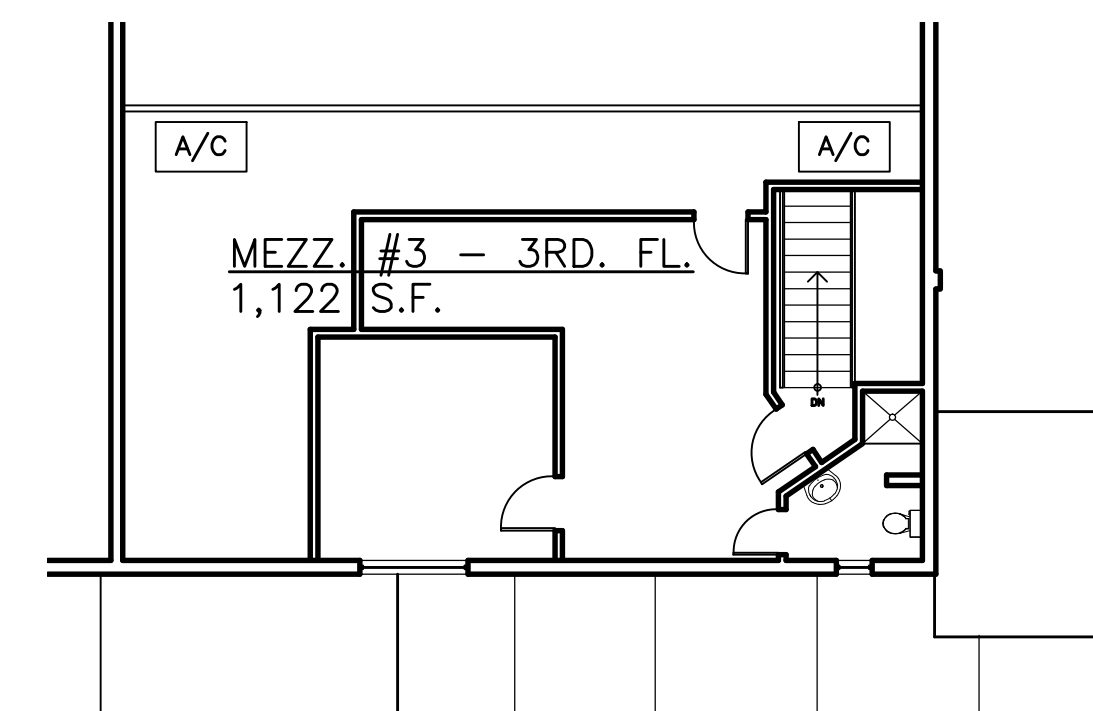
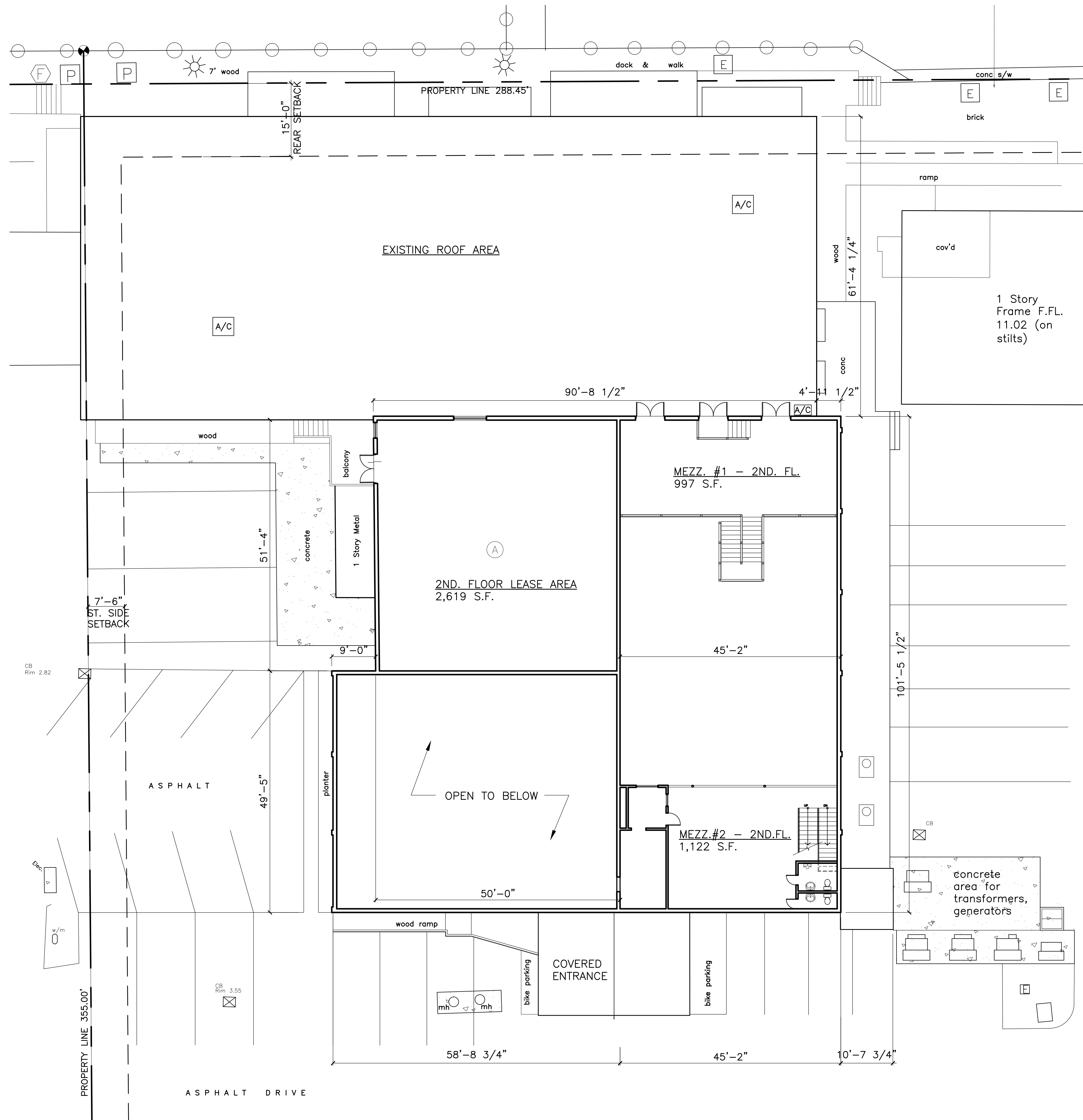
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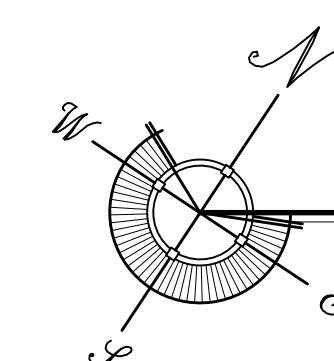
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PARTIAL 3RD. FL. MEZZ.

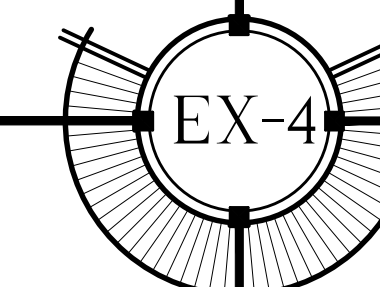
(LOCATED ABOVE MEZZANINE #2) SCALE: 3/32" = 1'-0"

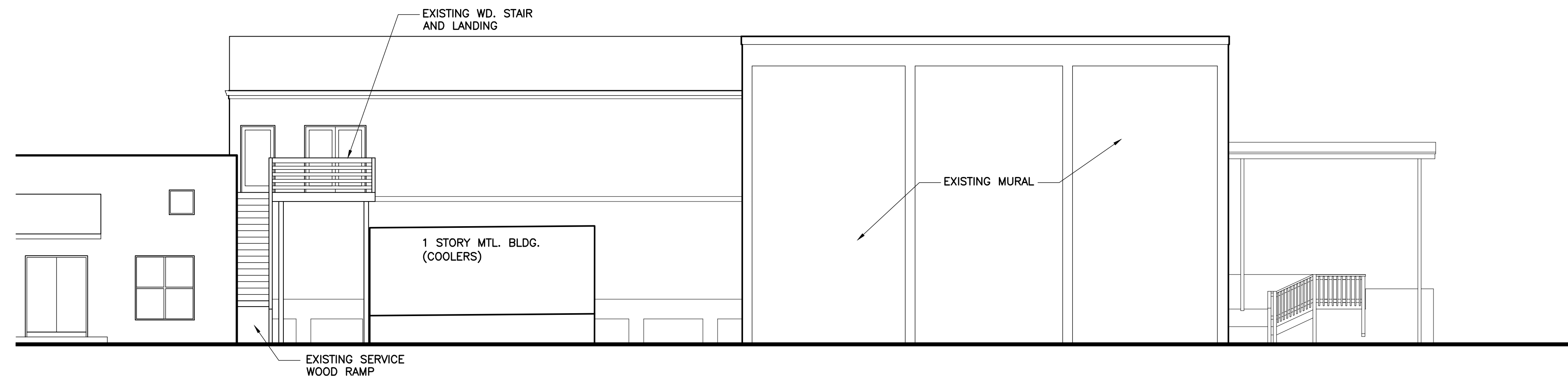
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EXISTING 2ND. FLOOR PLAN

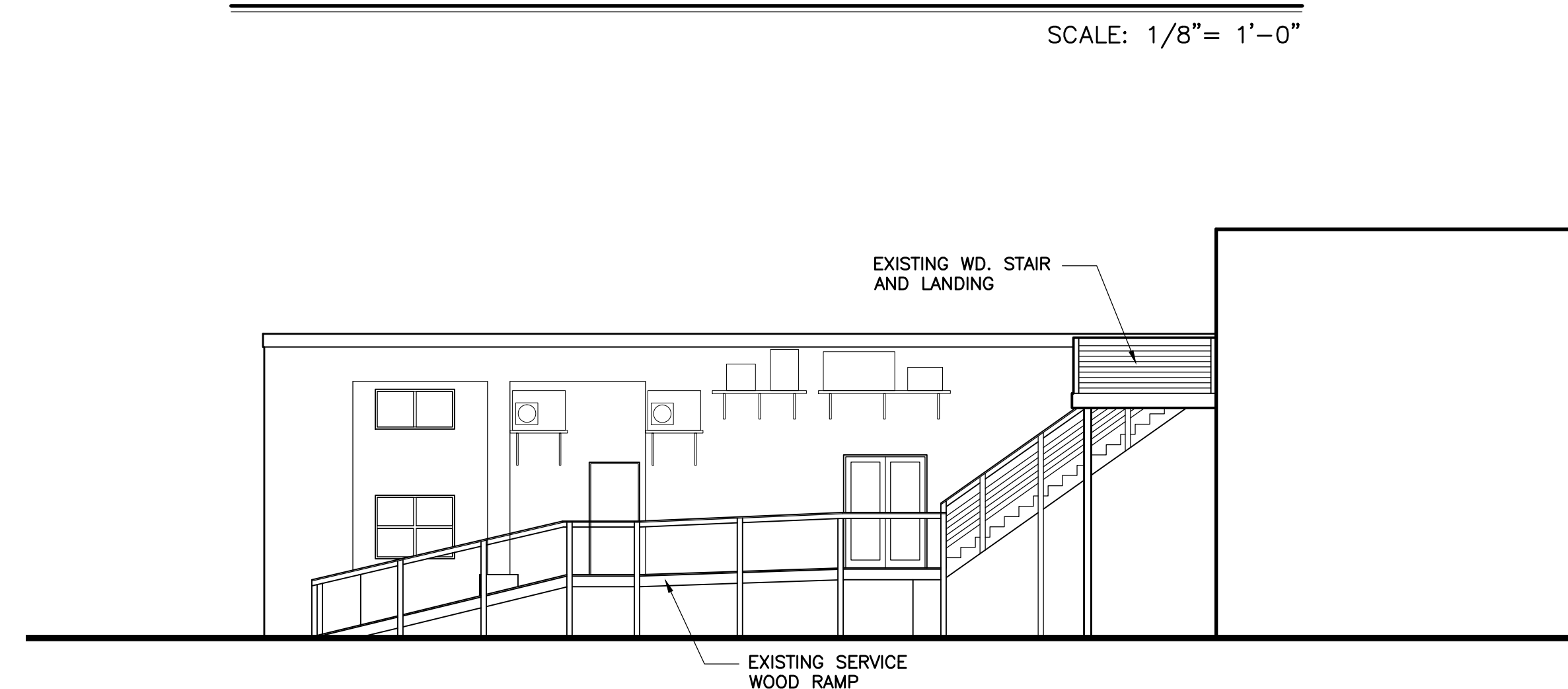
SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY FREDERICK H. HILDEBRANDT, SURVEYOR DATED ON 02-27-06 SCALE: 3/32" = 1'-0"





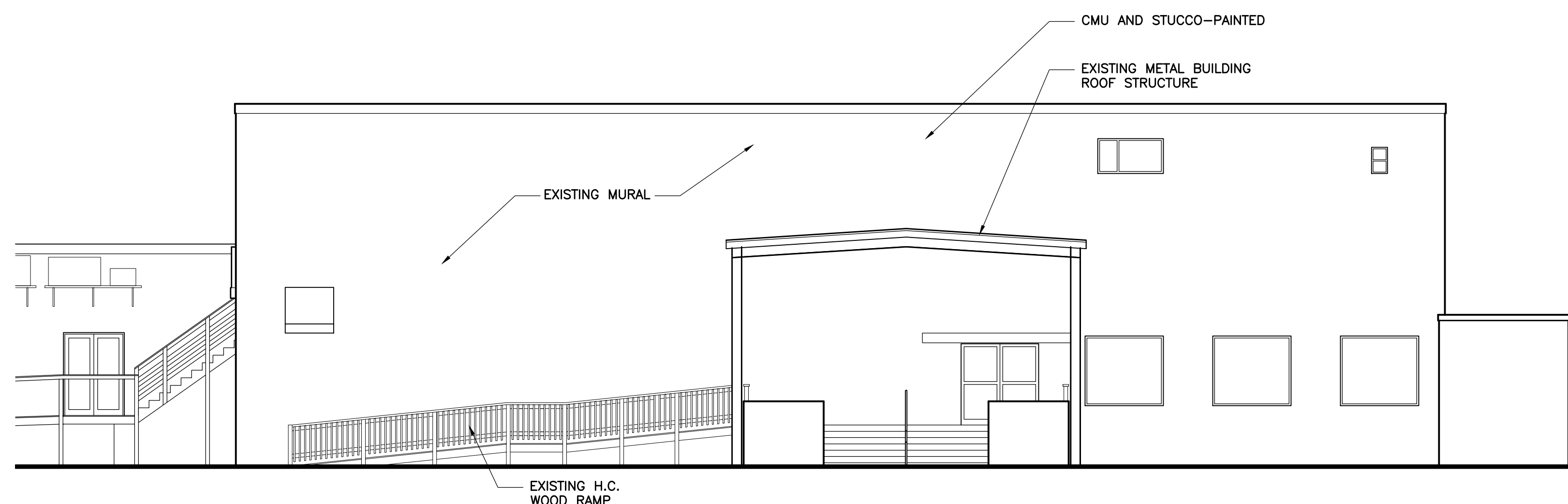
EXISTING SOUTHWEST ELEVATION

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



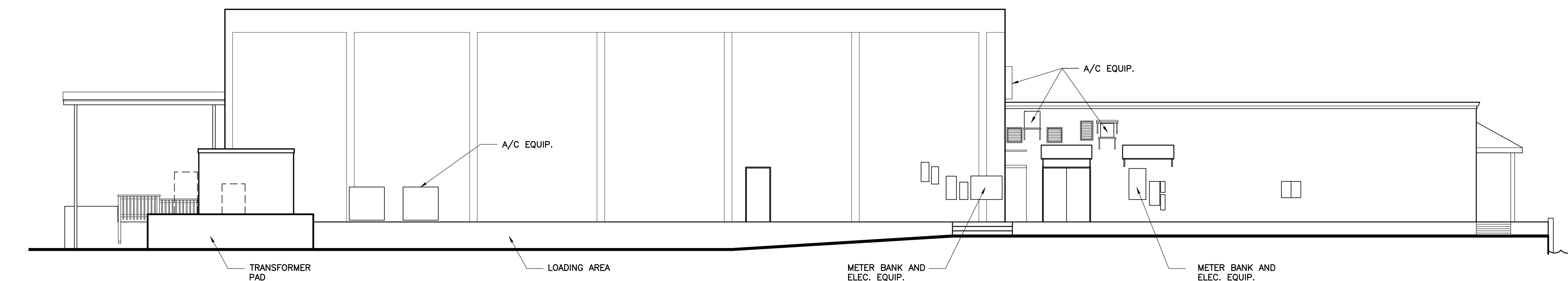
EXISTING NORTHWEST ELEVATION

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



EXISTING NORTHWEST ELEVATION (FRONT)

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



EXISTING NORTHEAST ELEVATION

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