PLANNING BOARD RESOLUTION
2011-025

A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING VARIANCES TO IMPERVIOUS SURFACE RATIO IN THE HPS ZONING DISTRICT PER SECTION 122-960(4)b. OPEN SPACE REQUIREMENTS PER SECTION 108-346(b), AND COASTAL CONSTRUCTION CONTROL LINE SETBACK REQUIREMENTS PER SECTION 122-1148(2) FOR PROPERTY LOCATED AT MALLORY SQUARE (RE# 00072082-001100, 00072082-001400 and 0072082-003700), UNDER THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Code Section 90-391 allows applicants to request variances from the Planning Board; and

WHEREAS, Section 122-960 (4)b. of the Code of Ordinances provides that the maximum dimensional requirements for impervious surface ratio in the HPS zoning district is 50%; and

WHEREAS, the applicant requested a variance to impervious surface ratio to allow redevelopment of proposed leasehold portions of Mallory Square; and

WHEREAS, Section 108 -346(b) of the Code of Ordinances provides that minimum open space requirements for a commercial property are 20%; and

WHEREAS, the applicant requested a variance to open space requirements to allow redevelopment of proposed leasehold portions of Mallory Square; and

_____Chairman

_____Planning Director

WHEREAS, Section 122-1148(2) of the Code of Ordinances provides that the maximum dimensional requirements for the Coastal Control Line setback requirements at Mallory Square is 30 feet; and

WHEREAS, the applicant requested a variance to Coastal Control Line setback requirements to allow redevelopment of proposed leasehold portions of Mallory Square; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on June 16, 2011; and

WHEREAS, the Planning Board finds that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other land, structures or buildings in the same district; and

WHEREAS, the Planning Board finds that the special conditions do not result from the action or negligence of the applicant; and

WHEREAS, the Planning Board finds that granting the variance requested will not confer upon the applicant any special privileges denied by the Land Development Regulations to other lands, buildings or structures in the same zoning district; and

_____Chairman

_____Planning Director

WHEREAS, the Planning Board finds that the literal interpretation of the provisions of the Land Development Regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant; and

WHEREAS, the Planning Board finds that the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; and

WHEREAS, the Planning Board finds that the granting of the variance will be in harmony with the general intent and purpose of the Land Development Regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public interest or welfare; and

WHEREAS, the Planning Board finds that no non-conforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of any variance; and

WHEREAS, the Planning Board finds that the applicant has demonstrated a "good neighbor policy" by contacting or making a reasonable attempt to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by those neighbors;

_____ Chairman

_____ Planning Director

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

Section 1. That the above recitals are incorporated by reference as if fully set forth herein.

Section 2. That the variances for impervious surface ratio requirements in the HPS zoning district per Section 122-960(4)b., open space requirements per Section 108-346(b), and Coastal Construction Control Line requirements for the redevelopment of a restaurant located in Mallory Square per Section 122-1148(2), of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida (RE# 00072082-001100, 00072082-001400 and 0072082-003700), as shown on the attached plan set revised June 3, 2010 and date stamped June 6, 2011, with the following condition:

1. That the application for a Major Development Plan with conditions is approved.

Section 3. It is a condition of this variance that full, complete, and final application for all permits required for any new construction for any use and occupancy for which this variance is wholly or partly necessary, whether or not such construction is suggested or proposed in the documents presented in support of this variance, shall be submitted in its entirety within two years after the date hereof; and further, that no application or reapplication for new construction for which the variance is wholly or partly necessary shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

_____Chairman

_____Planning Director

Section 4. The failure to submit a full and complete application for permits for new construction for which this variance is wholly or partly necessary, or the failure to complete new construction for use and occupancy pursuant to this variance in accordance with the terms of a City building permit issued upon timely application as described in Section 3 hereof, shall immediately operate to terminate this variance, which variances shall be of no force or effect.

Section 5. This variance does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

Section 6. This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Section 7. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Community Affairs. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DCA with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DCA can appeal the permit or development order to the Florida Land and Water

_____ Chairman

_____ Planning Director

Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a meeting held this 16th day of June, 2011.

Authenticated by the Chairman of the Planning Board and the Planning Director.

6/20/2011

Richard Klitenick, Chairman — Date
Key West Planning Board

Attest:

6.17.11

Donald L. Craig, AICP — Date
Planning Director

Filed with the Clerk:

Cheryl Smith 6-21-11

Cheryl Smith, City Clerk — Date

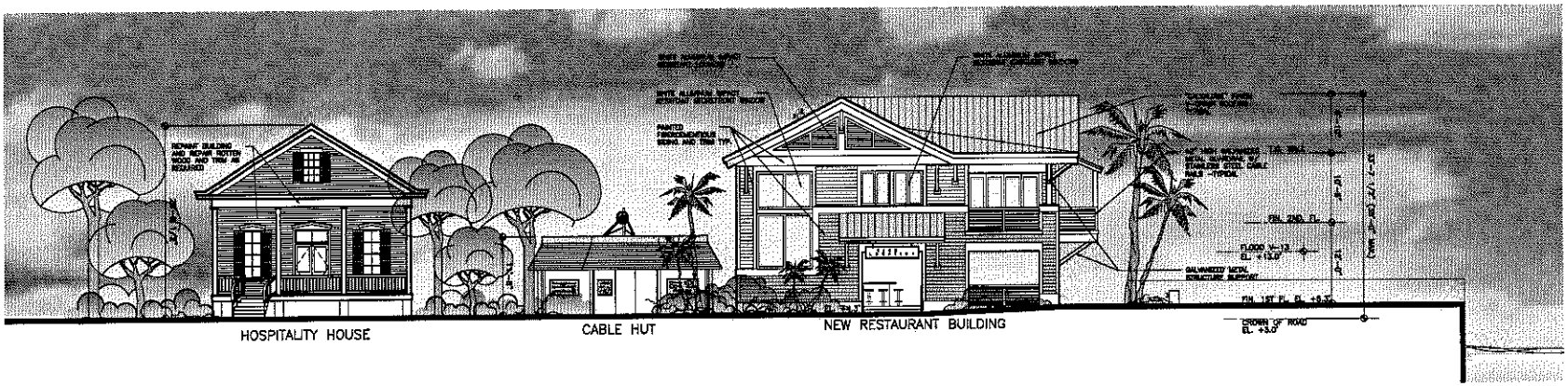
_____Chairman

_____Planning Director

RECEIVED
June 6, 2011
KW Planning Dpt

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

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ENGINEERING:
PAUL R. SEMMES, P.E.
SEATECH, INC.
930 CRANE BOULEVARD
SUGARLOAF KEY, FLORIDA
(305) 294-9993

LANDSCAPE CONSULTANT:
ELIZABETH NEWLAND LANDSCAPE ARCHITECTURE, LLC
73 NORTH COACH AVENUE
MARATHON, FL 33050
(305) 481-8301

LAND USE PLANNERS:
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(305) 293-8983

CIVIL ENGINEERING:
PEREZ ENGINEERING AND DEVELOPMENT INC.
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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) 293-1995

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AA 0003040

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P.E. 00[illegible]
[illegible] CRANE BOULEVARD
SUGARLOAF KEY FLORIDA
[illegible]
C.A. [illegible]

MALLORY SQUARE RESTAURANT
MALLORY DOCK
KEY WEST, FLORIDA.

SEAL

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

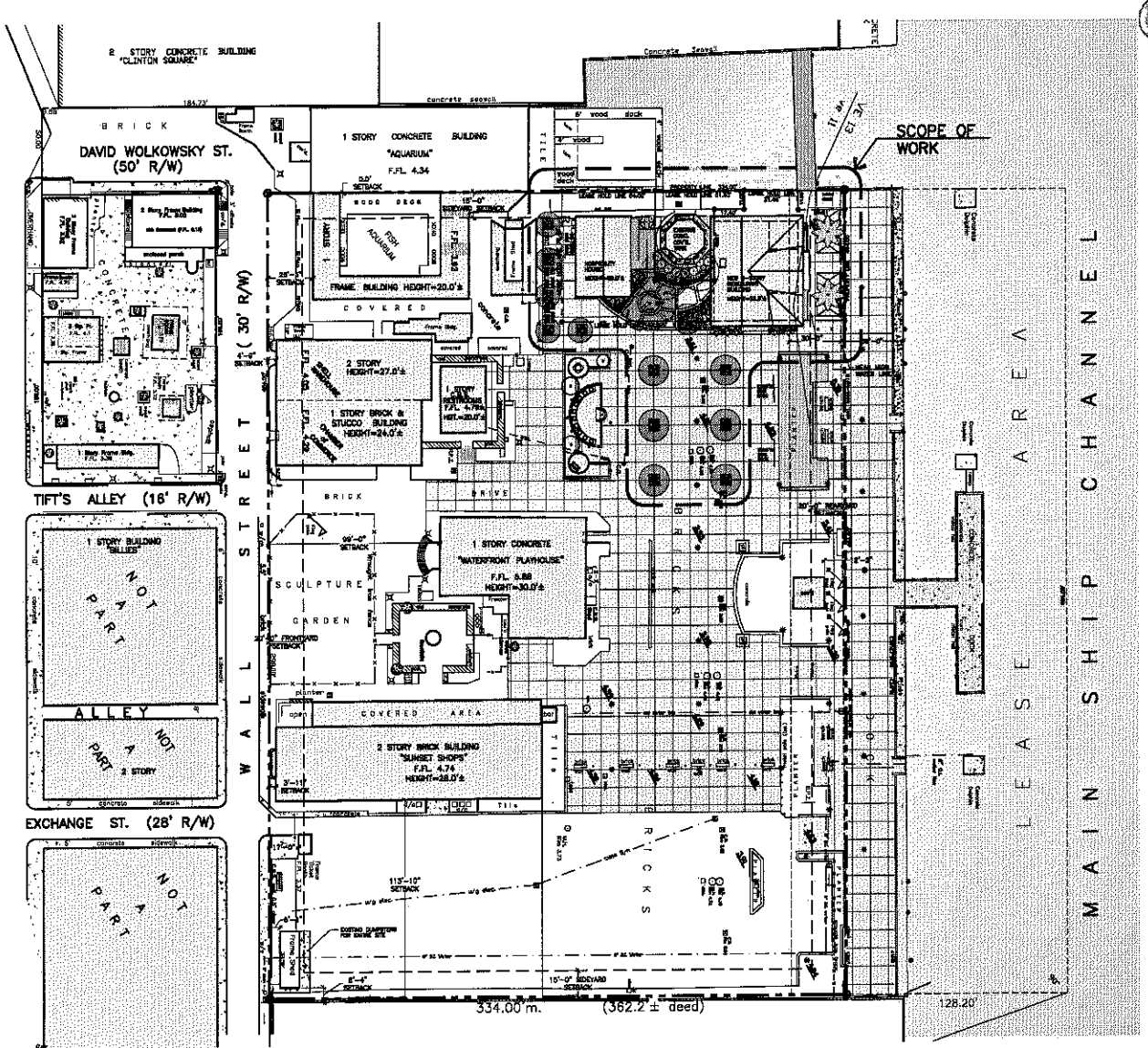
REVISIONS
03-11-11 HARC REV. & PL. BD. REV.
05-09-11 HARC REV.
05-20-11 PL. BD. REV.

DRAWN BY
EMA

PROJECT NUMBER
1006

T-1

MALLORY SQUARE RESTAURANT
MALLORY DOCK
KEY WEST, FLORIDA

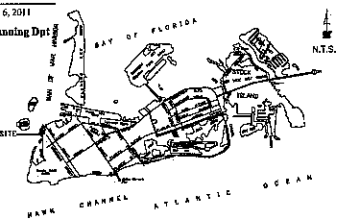


PROPOSED SITE PLAN

SCALE: 1"=30'-0"

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

RECEIVED
June 6, 2011
KW Planning Dpt



LOCATION MAP
City of Key West & Stock Island

SITE DATA

SITE AREA: 154,988 S.F. (3.56 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 = 20.15' (IN LEASE AREA)
PROPOSED= 20.15' (IN LEASE AREA)

COASTAL CONST. CONTROL LINE:
REQUIRED = 30.0'
EXISTING = 25.0'
PROPOSED= 15.15'

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: 25.66' (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: 33,152 S.F. (21.39%)
PROPOSED: 35,530 S.F. (22.9%)

IMPERVIOUS AREA:
REQUIRED: 77,494 S.F. (50% MAX.)
EXISTING: 140,615 S.F. (90.65%)
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	2,642 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.	

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SUGARLOAF DEVELORIDA
C.A. 0000000

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.

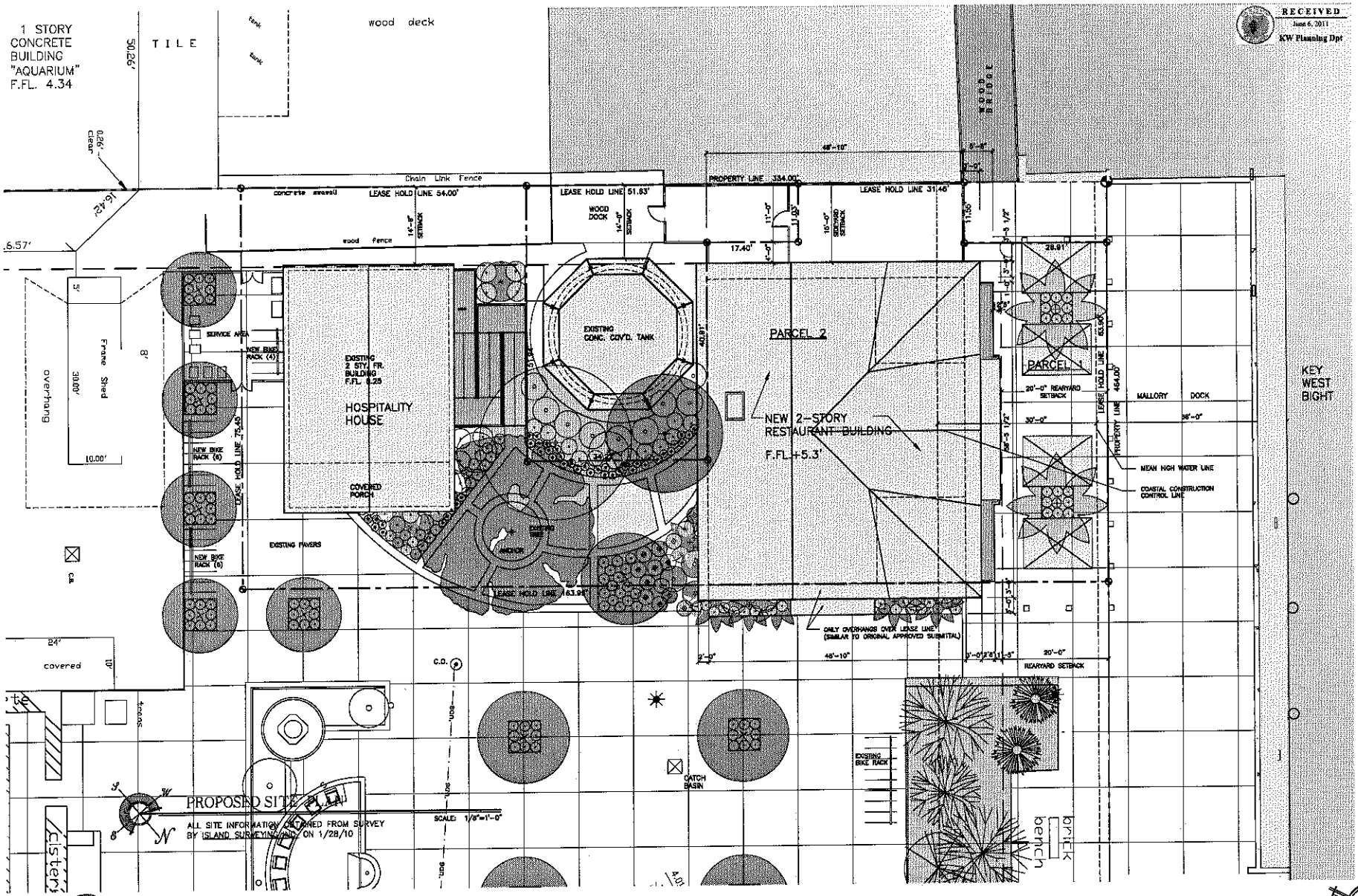
REVISIONS
03-11-11 HARC REV. & PL. BD. REV.
05-09-11 HARC REV.
05-20-11 PL. BD. REV.

DRAWN BY
EMA

PROJECT NUMBER
1006

A-1

MALLORY SQUARE RESTAURANT
MALLORY DOCK
KEY WEST, FLORIDA



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SUGARLOAF DEY, FLORIDA
[illegible]
C.A. [illegible]

MALLORY SQUARE RESTAURANT
MALLORY DOCK
KEY WEST, FLORIDA

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

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MALLORY SQUARE RESTAURANT
MALLORY DOCK
KEY WEST, FLORIDA

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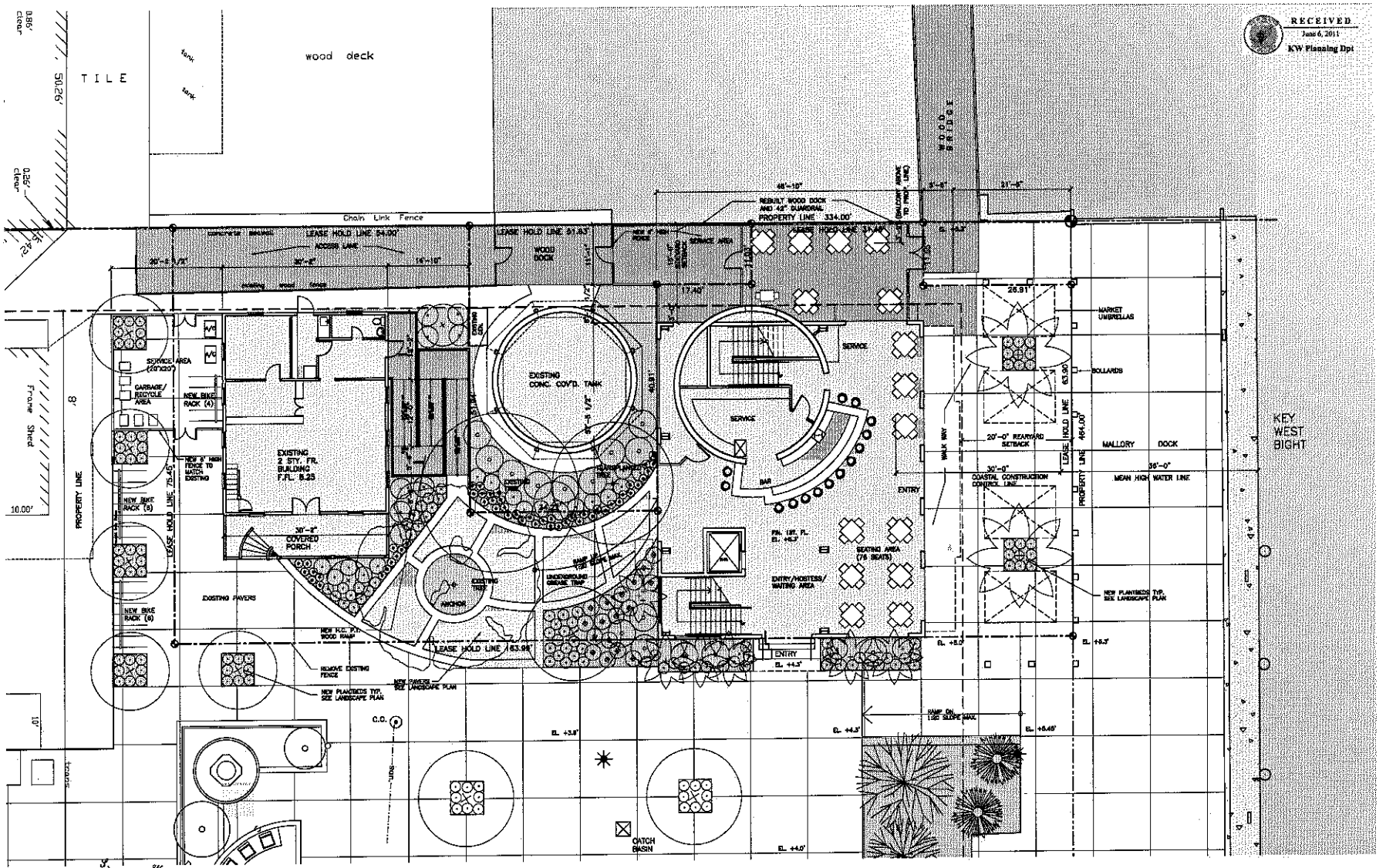

PROPOSED FIRST FLOOR PLAN

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

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June 6, 2011
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MALLORY SQUARE RESTAURANT

MALLORY DOCK
KEY WEST, FLORIDA.

SEAL

DATE
06-03-10
08-09-10 HARC
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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.

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1006

A-2

MALLORY SQUARE RESTAURANT
MALLORY DOCK
KEY WEST, FLORIDA

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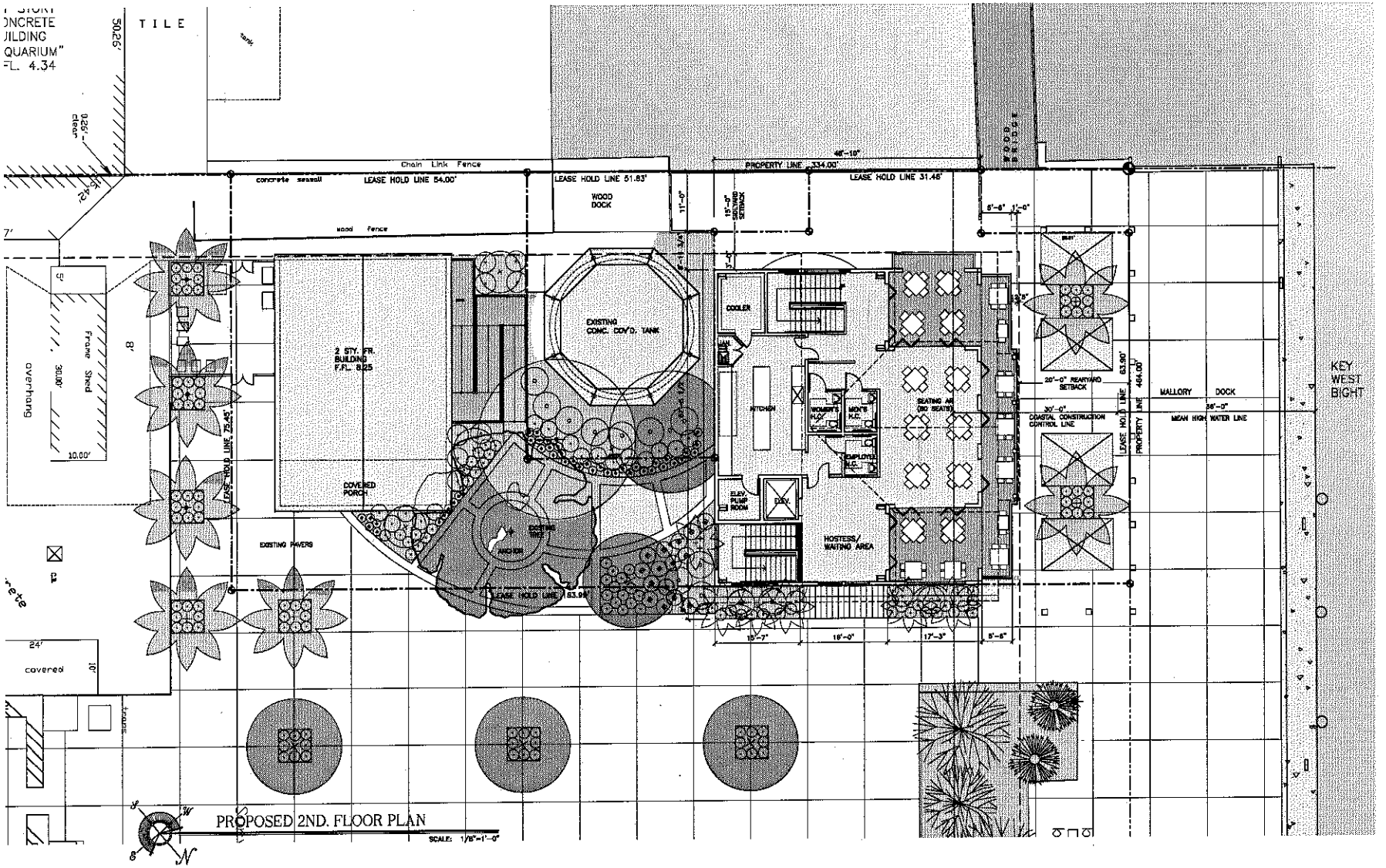

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C.A. [illegible]

MALLORY SQUARE RESTAURANT
MALLORY DOCK
KEY WEST, FLORIDA.

SEAL

DATE
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08-09-10 HARC
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REVISIONS
03-11-11 HARC REV. & PL. BD. REV.
05-09-11 HARC REV.
05-20-11 PL. BD. REV.

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PROJECT NUMBER
1006

A-3

MALLORY SQUARE RESTAURANT
MALLORY DOCK
KEY WEST, FLORIDA

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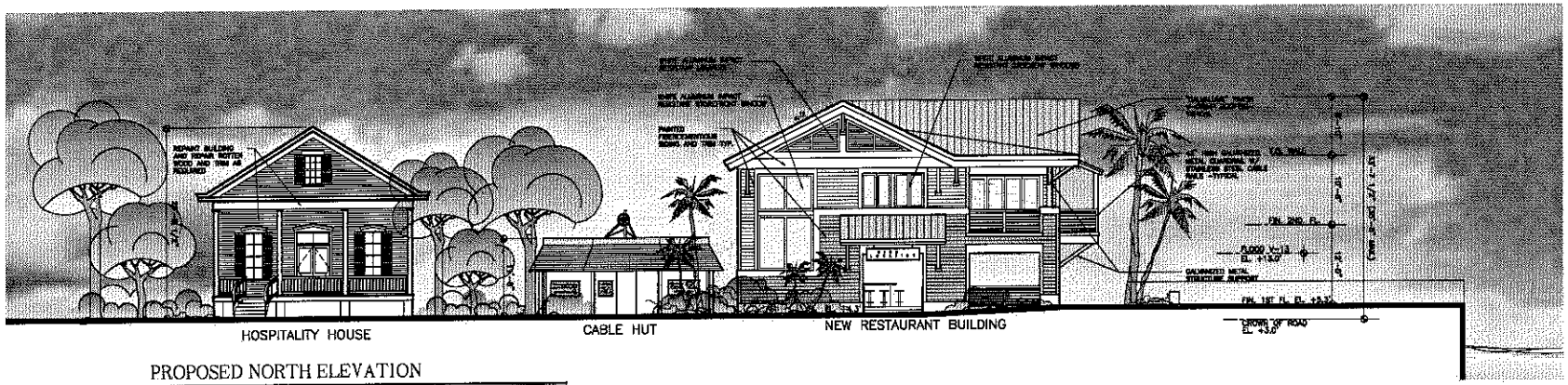
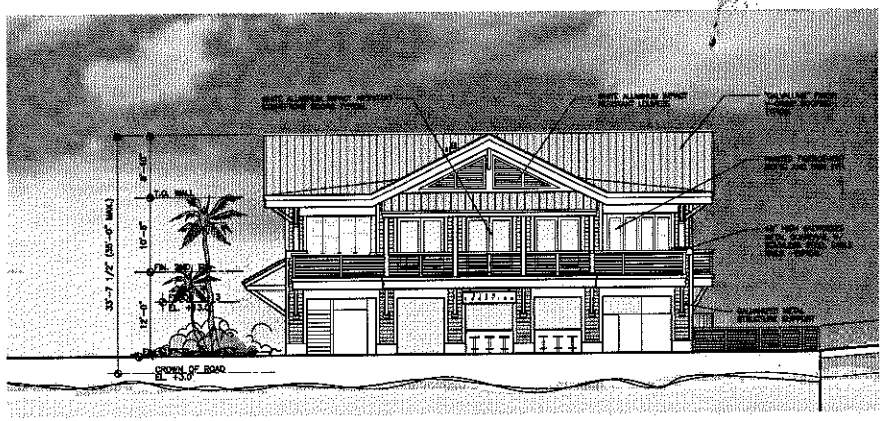


PROPOSED NORTH ELEVATION

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



PROPOSED WEST ELEVATION

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

WILLIAM P. HORN
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LICENSE NO.
AA 0003540

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C.A. [illegible]

MALLORY
SQUARE
RESTAURANT

MALLORY DOCK
KEY WEST, FLORIDA.

SEAL

DATE
06-03-10
08-09-10 HARC
08-31-10 HARC REV.
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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.

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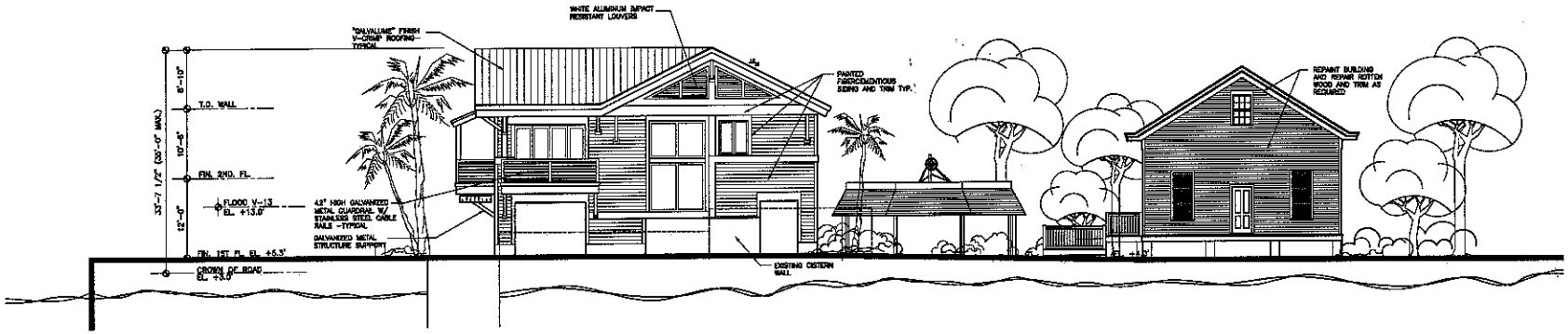
EMA

PROJECT NUMBER
1006

A-4

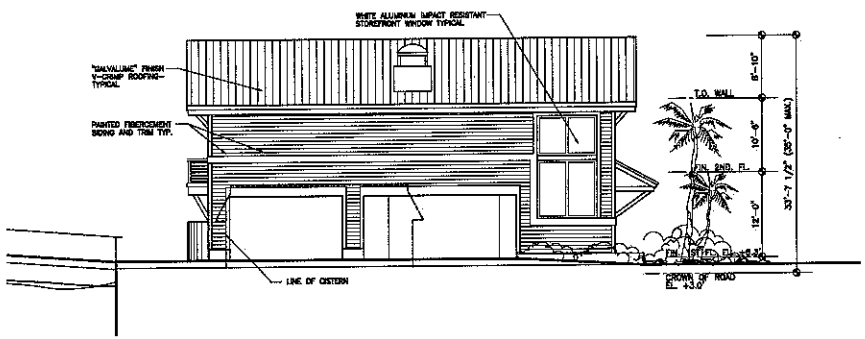
MALLORY SQUARE RESTAURANT
MALLORY DOCK
KEY WEST, FLORIDA

RECEIVED
June 6, 2011
KW Planning Dpt



PROPOSED SOUTH ELEVATION

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



PROPOSED EAST ELEVATION

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

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SUGARLOAF DEY FLORIDA
[illegible]
C.A. [illegible]

MALLORY SQUARE RESTAURANT

MALLORY DOCK
KEY WEST, FLORIDA.

SEAL

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05-20-11 PL. BD. REV.

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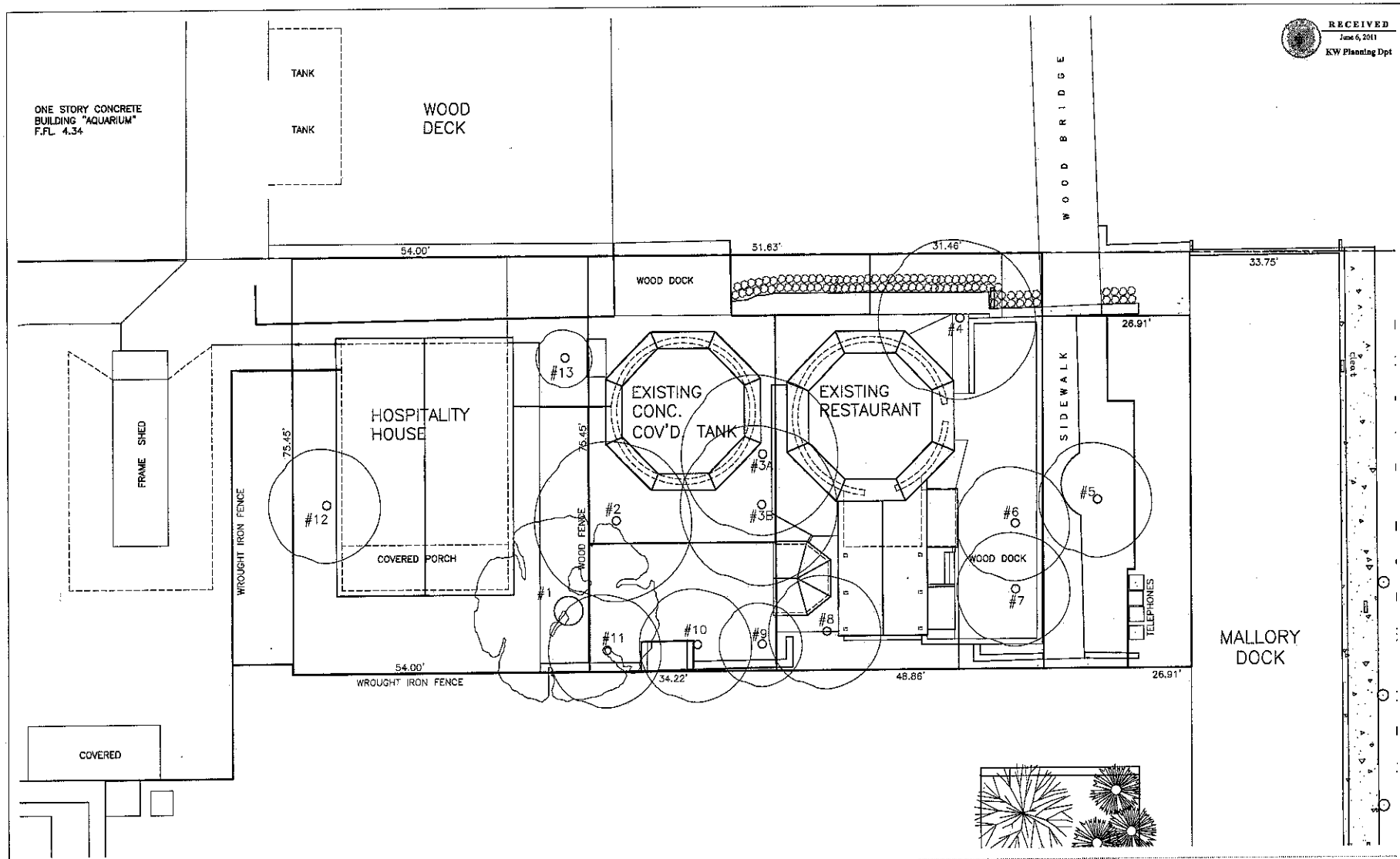
PROJECT NUMBER
1006

A-5

MALLORY SQUARE RESTAURANT
MALLORY DOCK
KEY WEST, FLORIDA

20



RECEIVED
June 6, 2011
KW Planning Dpt

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73 North Conch Avenue
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T 305-293-1725

STATE OF FLORIDA
LICENSED
LA0001288

MALLORY SQUARE RESTAURANT
DEY WEST FLORIDA

Date: 5-02-2011
Revision:
Drawn By: JV
Checked By: BN

Title: EXISTING TREE DISPOSITION PLAN

Sheet No: L-1.0

Date - MAY 2011

EXISTING TREE DISPOSITION PLAN

1 / L-1.0

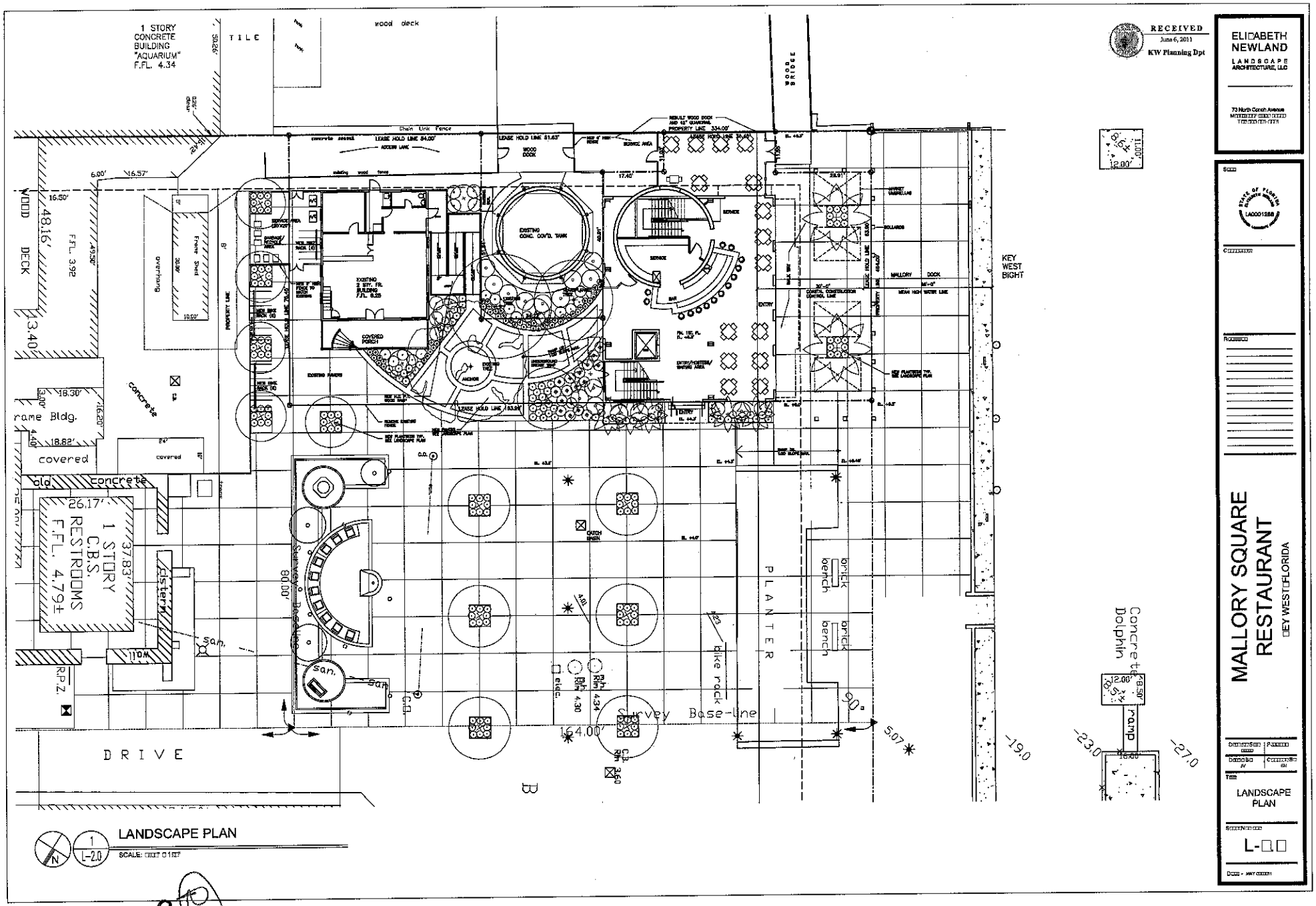
SCALE: 1/8" = 1'-0"

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

MALLORY SQUARE RESTAURANT EXISTING TREE & PALM DISPOSITION

NUMBER	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CALIPER	CONDITION	STATUS	TRANSPLANT LOCATION
1	Ficus nitida	Ficus	35'	35'	48"	Good	Remain	
2	Bursera simaruba	Gumbo Limbo	25'	30'	12"/12"	Good	Remain	
3A	Coccoloba uvifera	Sea Grape	30'	30'	6" x 6 Multi	Fair	Remove	
3B	Coccoloba uvifera	Sea Grape	30'	30'	6" x 6 Multi	Fair	Remove	
4	Coccoloba uvifera	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'	11.5"	Poor	Remove	
8	Cocos nucifera	Coconut Palm	25'	20'	12"	Good	Remove	
9	Ficus benjamina	Ficus	15'	10'	4"	Poor	Remove	
10	Cocos nucifera	Coconut Palm	20'	20'	12"	Good	Remove	
11	Cocos nucifera	Coconut Palm	25'	20'	12"	Good	Remove	
12	Cocos nucifera	Coconut Palm	20'	20'	12"/Bend	Fair	Remove	
13	Washingtonia robusta	Washington Palm	60'	10'	12"	Fair	Remove	

9/20/2010



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June 6, 2011
KW Planning Dpt

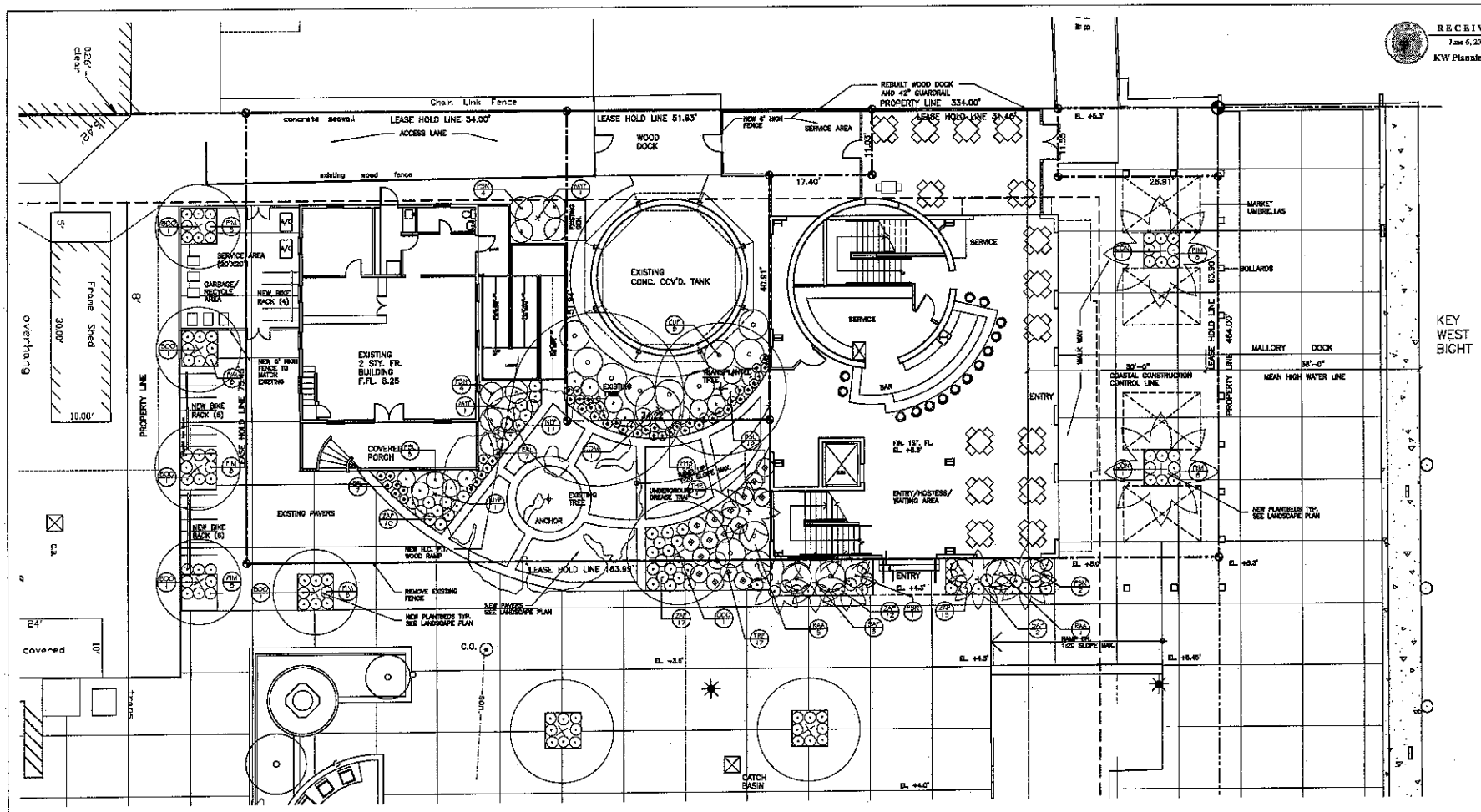
ELIZABETH NEWLAND
LANDSCAPE ARCHITECTURE, LLC

73 North Conch Avenue

MALLORY SQUARE RESTAURANT
KEY WEST FLORIDA

LANDSCAPE PLAN

L-



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June 6, 2011
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ELIZABETH NEWLAND
LANDSCAPE ARCHITECTURE, LLC
73 North Conch Avenue
Monterey Place
Tavernier, Florida

Scale

STATE OF FLORIDA
LA0001288

Comments

Revisions

MALLORY SQUARE RESTAURANT
KEY WEST FLORIDA

Drawn By: | Reviewed By:
Date: | Checked By:

Title
PLANTING PLAN

Sheet No.
L-1

Date: MAY 2010

MALLORY SQUARE RESTAURANT PLANT LIST

SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	NATIVE	CALIPER	HEIGHT	CANOPY	CONTAINER	SPACING	CONDITION
SHADE TREES/PALMS										
BOO	6	Bourreria ovata	Strongbark	Yes	4"-6"	14'-16'	12'-14'	45 Gal	As Shown	6' CT
COM	1	Coccoothrinax miraguama	Coccothrinax Miraguama	No	6"-8"	10'-12'	8'-10'	45 Gal	As Shown	Matched Multi
COD	1	Coccoloba diversifolia	Pigeon Plum	Yes	4"-6"	12'-14'	8'-10'	45 Gal	As Shown	6' CT
CON	2	Cocos nucifera	Coconut Palm	No	12"-14"	36'	20'-22'	B & B	As Shown	36'-CT No Bend
SAP	6	Sabal palmetto	Sabal Palm	Yes	12"-14"	10'-14'	NA	B & B	As Shown	With Seeds
THR	1	Thrinax radiata	Thatch Palm	Yes	3"-4"	8'-10'	6'-8'	45 Gal	As Shown	Multi
SMALL TREES/LARGE SHRUBS										
EUF	9	Eugenia foetida	Spanish Stopper	Yes	NA	6'-8'	3'-4'	25 Gal	As Shown	Shrub Type
MYF	3	Myrciantheis fragrans	Simpson Stopper	Yes	NA	6'-8'	3'-4'	25 Gal	As Shown	Shrub Type
RAA	6	Randia aculeata	White Indigo Berry	Yes	NA	6'-8'	3'-4'	25 Gal	As Shown	Shrub Type
MEDIUM SHRUBS										
PSN	11	Psychotria nervosa	Wild Coffee	Yes	NA	24"-36"	24"-36"	3 Gal	As Shown	Shrub Type
SMALL SHRUBS/GROUNDCOVER										
ERL	14	Ernodia littoralis	Golden Creeper	Yes	NA	12"-15"	12"-18"	1 Gal	As Shown	
FIM	54	Ficus microcarpa 'Green Island'	Green Island Ficus	No	NA	18"-24"	18"-24"	3 Gal	As Shown	
NEP	11	Nephrolepis exaltata	Sword Fern	Yes	NA	12"-18"	12"-18"	1 Gal	As Shown	
PHB	37	Philodendron "Burle Marx"	Burle Marx Philodendron	No	NA	12"-18"	12"-18"	3 Gal	As Shown	
PSL	17	Psychotria figularifolia	Dwarf Wild Coffee	Yes	NA	24"-36"	24"-36"	3 Gal	As Shown	
TRF	17	Tripsacum floridanum	Dwarf Fakahatchee	Yes	NA	18"-24"	18"-24"	3 Gal	As Shown	
ACCENTS										
ZAP	39	Zamia pumila	Coontie	Yes	NA	24"-36"	24"-36"	7 Gal	As Shown	

9/20/2010

N

1
L-2.1

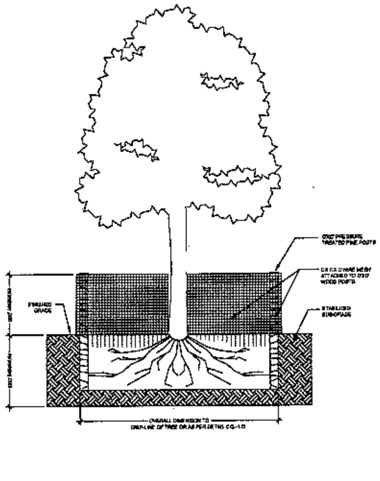
PLANTING PLAN

SCALE: 1/8" D1/2"

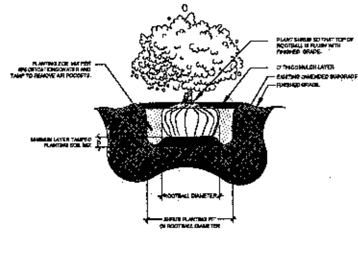
TREE TRANSPLANTING NOTES

1. Trees to be relocated shall be root pruned a minimum of eight weeks prior to transplanting. Landscape Contractor shall maintain transplanted materials during root pruning period and during transplanting procedure by watering, weeding, mowing, spraying, fertilizing, pruning and other horticultural practices.
2. Landscape Contractor is responsible for verifying locations of all underground and overhead utilities and easements prior to commencing work. All Utility companies and/or the General Contractor shall be notified by Landscape Contractor to verify utility locations prior to digging. General Contractor is responsible for coordinating utility trenching with the landscape plan prior to beginning of project. The Owner or Landscape Architect shall not be responsible for damage to utility or irrigation lines.
3. The Landscape Contractor shall comply with all local and State codes and shall be responsible for obtaining all applicable permits.
4. Landscape Architect may inspect the relocated materials to ensure compliance with horticultural practices as noted. Landscape Architect will submit a written report to Landscape Contractor of any deficiencies found during the maintenance period.
5. The Landscape Contractor is responsible for guaranteeing the transplanted trees for a period of one year. At the time of final inspection all transplanted trees that are not in a healthy growing condition they shall be replaced by the Landscape Contractor.
6. Root Pruning and Transplanting Operations: The Landscape Contractor shall take all precautions to minimize shock of root pruning and transplanting in accordance with standard arboriculture procedures including:
   - A. The diameter of the root-pruning or transplanting circle shall be at a distance away from the trunk equal to 12" times each inch of trunk diameter at breast height.
   - B. All roots small shall be cleanly cut with a sharp spade, a clean saw or chainsaw depending on the size of the root.
   - C. The canopy of the tree shall be thinned to compensate for the root loss, still leaving the entire shape of the canopy intact. The thinning shall be as per the ANSI A-300 Standards.
   - D. After root pruning trees, backfill moat to original existing grade with a soil mixture consisting of 50% existing soil and 50% mulch.
   - E. Provide a minimum of 3" mulch over backfill area to prevent weed growth, conserve moisture and prevent evaporation.
   - F. Install tree bracing as per Planting Detail 6 / L-2.2 to ensure stability of tree during time period prior to transplanting.
   - G. If General Contractor commences site building demolition prior to the completion of the root pruning period the Landscape Contractor is responsible for providing tree protection as per Tree Protection Detail 3 / L-3 to ensure that the tree or root system is not damaged during the root-pruning period.
   - H. After root pruning, during root regeneration period trees shall be watered 3 times per week.
   - I. Immediately prior to transplanting tie the branches of the tree up to avoid damage during transplanting.
   - J. The root ball shall be wrapped with burlap to protect the soil around the roots and protect the roots from drying out prior to moving from the hole.
   - K. Finish cutting of root ball for transplanting.
   - L. Transplanting must occur within 24 hours after being dug for relocation. Plants should be kept in shade and the canopy kept moist.
   - M. Digging and preparation of the new hole for the transplant shall be done prior to removing the tree from the existing location.
   - N. The depth of the new hole shall be equal to the depth of the root ball and the width shall be equal to twice the width of the root ball.
   - O. Trees shall be lifted from the ground with heavy equipment designed specifically for tree relocation so that the trunk and crown is not impacted and damaged by the equipment.
   - P. The slings used to lift the trees shall be non-binding nylon type slings that are wrapped under the root ball to support the weight of tree. Slings shall not be solely wrapped around the trunk of the tree that can cause damage, girdling and result in decline and death of the tree.
   - Q. The tree shall be planted slightly higher than their original planting level prior to relocation. The tree shall be centrally positioned in the planting hole and set straight, plumb or normal to the growth pattern prior to transplanting.
   - R. The tree shall be backfilled according to Planting Detail 6 / L-2.2 with a soil mix consisting of 50% freshwater sand and 50% inland muck. The palm shall be backfilled according to the Planting Detail with a soil mix consisting of 70% freshwater sand and 30% inland muck.
   - S. The Landscape Contractor is responsible for providing water to deep root water trees at installation to eliminate air pockets in the backfill mix prior to mulching.
   - T. A 3" saucer shall be created around the edge of the plant pit to help hold water.
   - U. Provide a minimum of 3" layer of mulch over saucer and backfill area outside saucer to prevent the weed growth, conserve moisture, and prevent evaporation.
   - V. Over the guarantee period the Landscape Contractor is responsible for resetting any trees that are not vertical when caused by winds less than 75 MPH.
   - W. After the transplanted trees are in their final location the Owner will be responsible for obtaining water and watering to maintain soil moisture during the guarantee period at a minimum of:
     - First Month - Daily, Second Month - 3 Times Per Week; Third and Fourth Month 2 Times Per Week; Last Eight Months-1 Time Per Week. At each irrigation procedure apply 2-3 gallons of water per inch of trunk caliper to the top of the root ball.

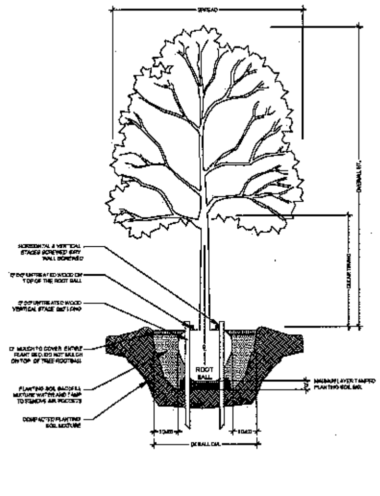
1 / L-2.2 TREE TRANSPLANTING NOTES
SCALE: N.T.S.



3 / L-2.2 TREE PROTECTION DETAIL
SCALE: N.T.S.



5 / L-2.2 SHRUB PLANTING DETAIL
SCALE: N.T.S.



7 / L-2.2 TREE PLANTING DETAIL ON SITE
SCALE: N.T.S.

GENERAL NOTES

1. Landscape Contractor is responsible for verifying locations of all underground and overhead utilities and easements prior to commencing work. All Utility companies and/or the General Contractor shall be notified to verify utility locations prior to Landscape Contractor digging. Utility trenching is to be coordinated by General Contractor with the Landscape plans prior to beginning of project. The Owner, Architect or Landscape Architect shall not be responsible for damage to utility or irrigation lines.
2. Landscape Contractor shall examine the site and become familiar with conditions affecting the installation prior to submitting bids. Failure to do so shall not be considered cause for future extras or complaints.
3. Landscape Contractor is responsible for verifying all plant quantities prior to bidding and within (7) seven calendar days of receipt of these plans shall notify the Landscape Architect in writing of any and all discrepancies. In case of discrepancies planting plans shall take precedence over plant list.
4. No substitutions are to be made without prior consent of the Landscape Architect. Plant material supply is the responsibility of the Landscape Contractor, and he/she shall take steps to insure availability at time of planting.
5. All plant material shall meet or exceed the size on the plant list. In all cases meeting the height and the spread specifications shall take precedence over container size.
6. The Landscape Contractor is responsible for coordinating root pruning and tree and palm removals and transplants shown on the Tree Disposition Plan. The Landscape Contractor is to remove and discard from site existing unwanted trees, palms, shrubs, groundcovers, sod and weeds within landscape areas.
7. Landscape Contractor to provide finish grade in plant beds 3" lower than finish elevation of hardscape elements to accommodate 3" layer of mulch. Hardscape elements include roads, driveways, curbs, sidewalks and planters.

PLANTING NOTES

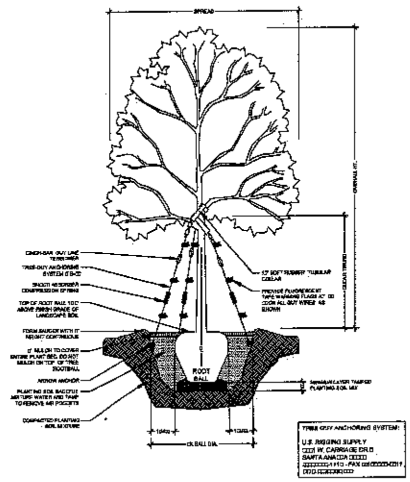
1. Landscape Contractor shall furnish and install all trees, palms, shrubs, groundcover, sod, planting soil, fertilizer, herbicide, preemergence herbicide, seed, and mulch.
2. Landscape Contractor shall guarantee all plant material for a period of one year from the day of final acceptance by the Landscape Architect.
3. All plant material shall be Florida #1 or better, as defined in the Grades and Standards for Nursery Plants, Part I and II by the State of Florida Department of Agriculture.
4. Landscape Contractor is responsible for scheduling a nursery visit for Landscape Architect to approve all trees, palms and shrubs prior to delivery to the project site.
5. Landscape Contractor shall coordinate work with that of the Irrigation and Landscape Lighting Contractor.
6. The Landscape Contractor shall treat new plant areas with preemergence herbicide after weeds and grass have been removed. Landscape Contractor shall wait (7) seven days after preemergence treatment prior to planting.
7. Planting soil shall be a mix of 30% inland muck and 70% freshwater sand. Planting soil mix/backfill shall be clean and free of construction debris, weeds, rock and noxious pests and disease.
8. All soil mix in plant beds for groundcovers, shrubs, palms and trees shall be as per details.
9. All planting areas and planting pits shall be tested for sufficient percolation prior to final planting and irrigation installation to ensure proper drainage. Plant beds in parking lots and in areas compacted by heavy equipment shall be de-compacted so that drainage is not impeded.
10. All synthetic burlap, string, cords or wire baskets shall be removed before trees are planted. All synthetic tape shall be removed from branches and trunks prior to final acceptance. The top 1/3 of the burlap shall be removed or tucked into the plant pit before the trees are backfilled.
11. Landscape Contractor is responsible for mulching all plant beds and planters with a minimum 3" layer of natural color Eucalyptus or Enviromulch immediately after planting. In no case shall Cypress mulch be used.
12. All Trees/Palms in sod areas are to receive a mulched saucer with width of the plant pit.
13. Landscape Contractor shall guy and stake all trees and palms as per specifications and details. No paint shall be applied to any surface of trees or palms. No nails, screws or wiring shall penetrate the outer surface of trees and palms. All guying and staking shall be removed twelve months after planting.
14. All palm and tree guy wires and bracing are to be flagged for visibility for their duration. All unattended and unplanted tree pits shall be properly barricaded and flagged during construction.
15. All broken branches and clear trunk branches are to be pruned according to ANSI A-300 Guidelines for Tree Pruning to min. 5'-0" height clearance to the base of canopy.
16. Landscape Contractor to provide all plants with fertilizer 30 days after installation. Fertilizer shall comply with state fertilizer laws. It shall have a chemical designation as indicated for each type of plant: Palms: 12-4-12 N-P-K, Slow Release Palm Special with micronutrients. Shrubs, Groundcover and Trees: 6-6-6 N-P-K, with micronutrients.

2 / L-2.2 GENERAL PLANTING NOTES
SCALE: N.T.S.

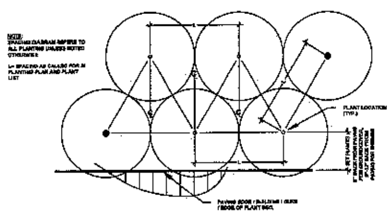
TREE PROTECTION NOTES

1. Before beginning work, the General Contractor is required to meet at the site with the Landscape Architect and the City of Key West Urban Forestry Program Manager to review all work procedures, access routes, storage areas, and tree protection measures.
2. The General Contractor is required to coordinate with the Landscape Architect and the City of Key West Urban Forestry Program Manager to determine the amount of tree canopy that the General Contractor will be responsible for thinning to compensate for the root loss, still leaving the entire shape of the canopy intact. The thinning shall be as per the ANSI A-300 Standards.
3. The General Contractor shall erect fences to protect trees to be preserved as per Tree Protection Detail 3/L-2.2 and Tree Disposition Plan L-1.0. Fences define a specific protection zone for each tree or group of trees to be protected. Fences are to remain until all site work has been completed. Fences may not be relocated or removed without the written permission of the Landscape Architect or the City of Key West Urban Forestry Manager.
4. Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
5. All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree.
6. No construction materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone (fenced area).
7. Additional tree pruning required for clearance during construction shall be trimmed as per ANSI A-300 Standards and not by construction personnel.
8. Any herbicides placed under paving materials must be safe for use around trees and labeled for that use. Any pesticides used on site must be tree-safe and not easily transported by water.
9. If injury should occur to any tree during construction, the General Contractor is responsible for notifying the Landscape Architect and City of Key West Urban Forestry Program Manager as soon as possible for evaluation so that appropriate treatments can be applied.
10. The General Contractor shall notify the Landscape Architect and the City of Key West Urban Forestry Program Manager of any grading, construction, demolition, or other work that is expected to encounter tree roots.
11. All trees to remain on site shall be irrigated three times a week for the duration of construction. At each irrigation procedure shall apply to the soil area within the tree protection zone 2-3 gallons of water per inch of trunk caliper.
12. Erosion control devices such as silt fencing, debris basins, and water diversion structures shall be installed to prevent siltation and/or erosion within the tree protection zone.
13. Before grading, pad preparation, or excavation for foundations, footings, walls, or trenching near trees the trees shall be root pruned 12 inches outside the tree protection zone by cutting all roots cleanly to a depth of 36 inches. Roots shall be cut manually by digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root-pruning equipment.
14. Any roots damaged during grading or construction shall be exposed to sound tissue and cut cleanly with a saw.
15. If temporary haul or access roads must pass over the root area of trees to be retained, a road bed of 6 inches of mulch or gravel shall be created to protect the soil. The road bed material shall be replenished as necessary to maintain a 6-inch depth.
16. Spoil from trenches, basements, or other excavations shall not be placed within the tree protection zone, either temporarily or permanently.
17. No burn piles or debris pits shall be placed within the tree protection zone. No ashes, debris, or garbage may be dumped or buried within the tree protection zone.
18. Maintain fire-safe areas around fenced areas. Also, no heat sources, flames, ignition sources, or smoking is allowed near mulch or trees.

4 / L-2.2 TREE PROTECTION NOTES
SCALE: N.T.S.



6 / L-2.2 TREE TRANSPLANTING DETAIL OFFSITE
SCALE: N.T.S.



8 / L-2.2 SHRUB PLANTING DETAIL
SCALE: N.T.S.

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ELIZABETH NEWLAND
LANDSCAPE ARCHITECTURE, LLC
73 North Conch Avenue

STATE OF FLORIDA LA0001255

MALLORY SQUARE RESTAURANT
KEY WEST, FLORIDA

PLANTING NOTES & DETAILS

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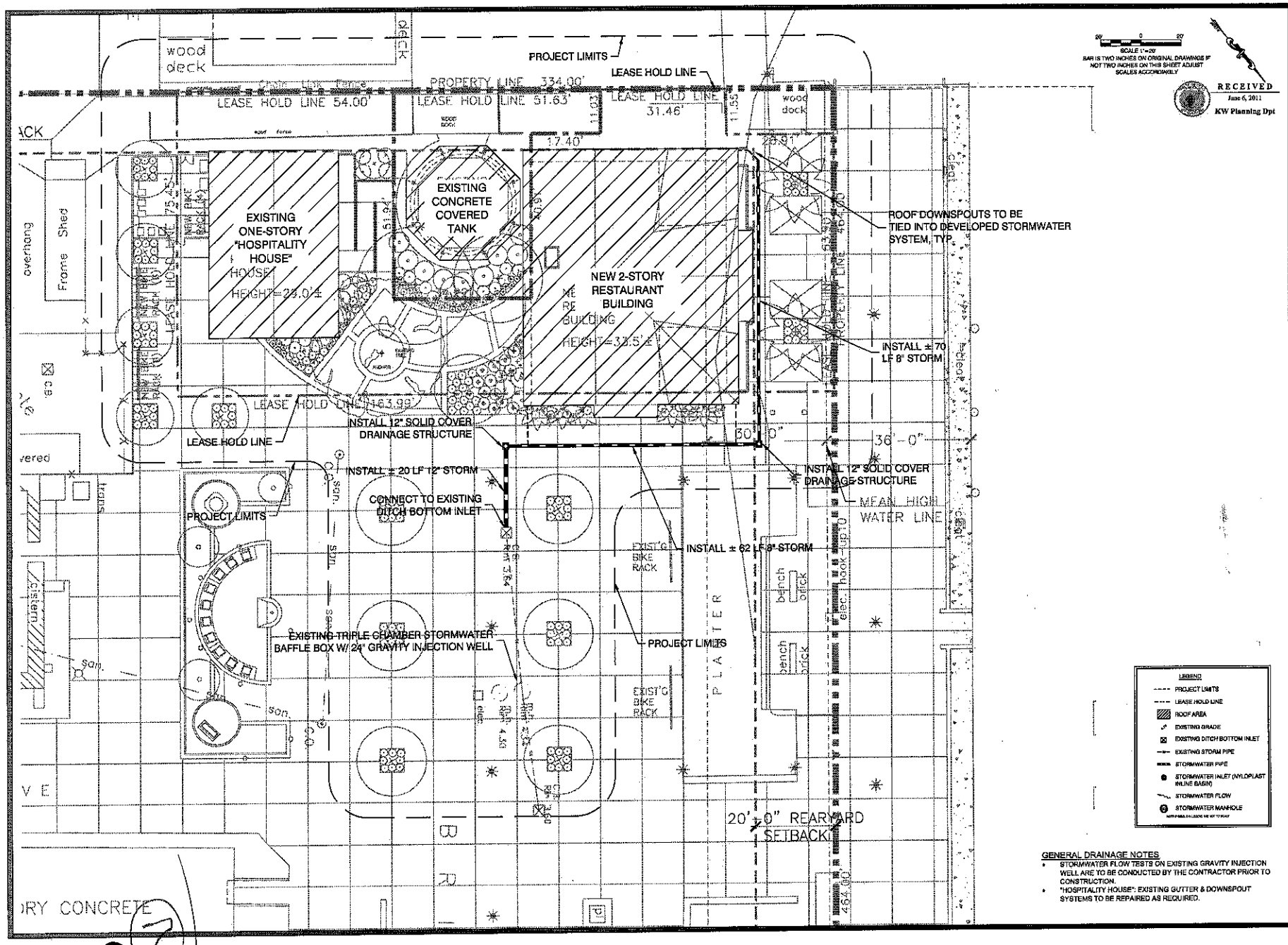

SCALE 1"=20'
BAR IS TWO INCHES ON ORIGINAL DRAWINGS IF NOT TWO INCHES ON THIS SHEET ADJUST SCALES ACCORDINGLY

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LEGEND
- PROJECT LIMITS
- LEASE HOLD LINE
- ROOF AREA
- EXISTING GRADE
- EXISTING DITCH BOTTOM INLET
- EXISTING STORM PIPE
- STORMWATER PIPE
- STORMWATER INLET (NYLOPLAST INLINE 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.

PEREZ ENGINEERING & DEVELOPMENT, INC

ALLEN E. PEREZ, P.E.
Florida P.E. NO. 51466
May 24, 2011

REVISIONS: ORIGINAL: SEPTEMBER 2010

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

JOB NO. 0101016
DRAWN RTM
DESIGNED AEP
CHECKED
QC
SHEET C-1

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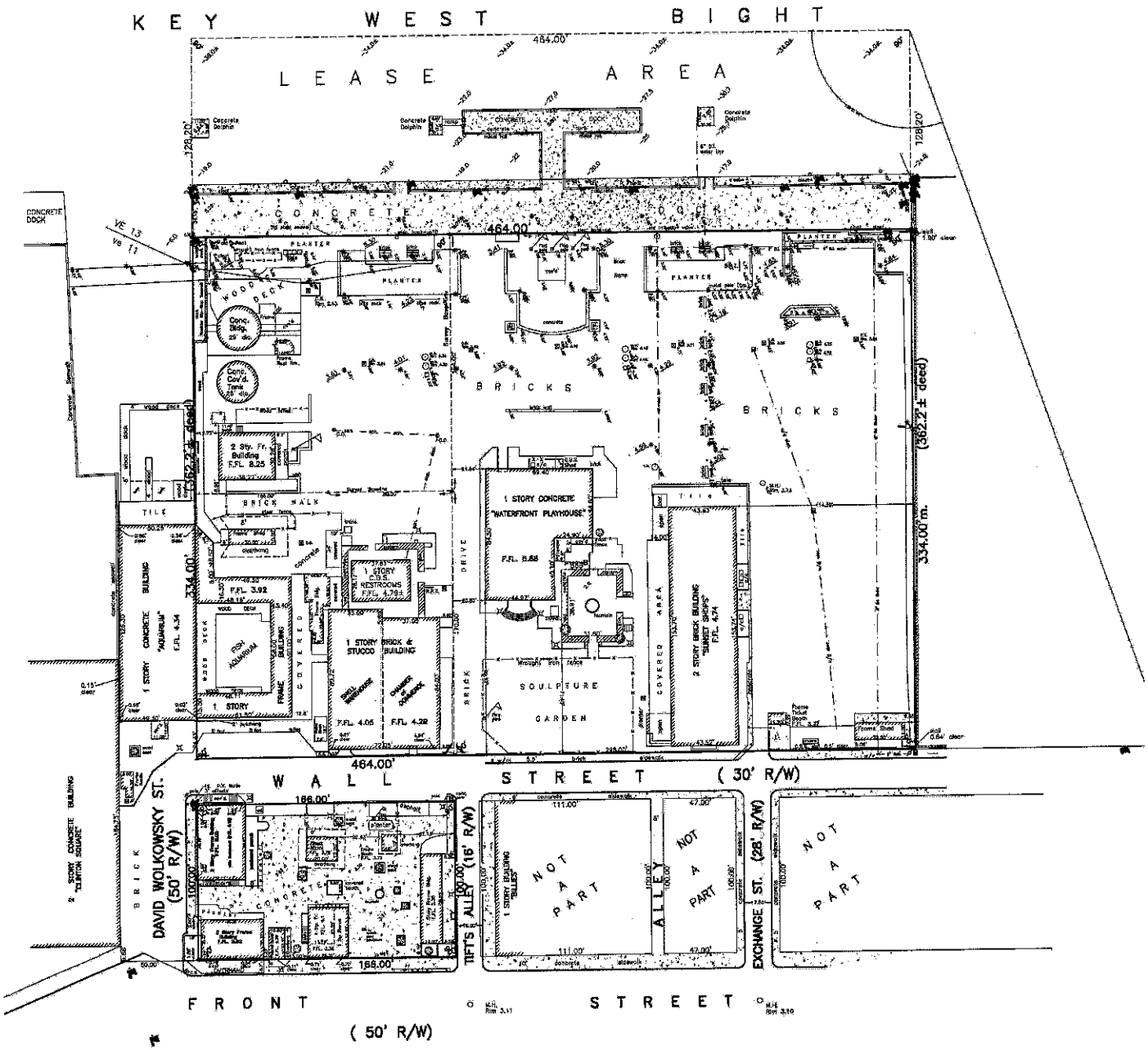

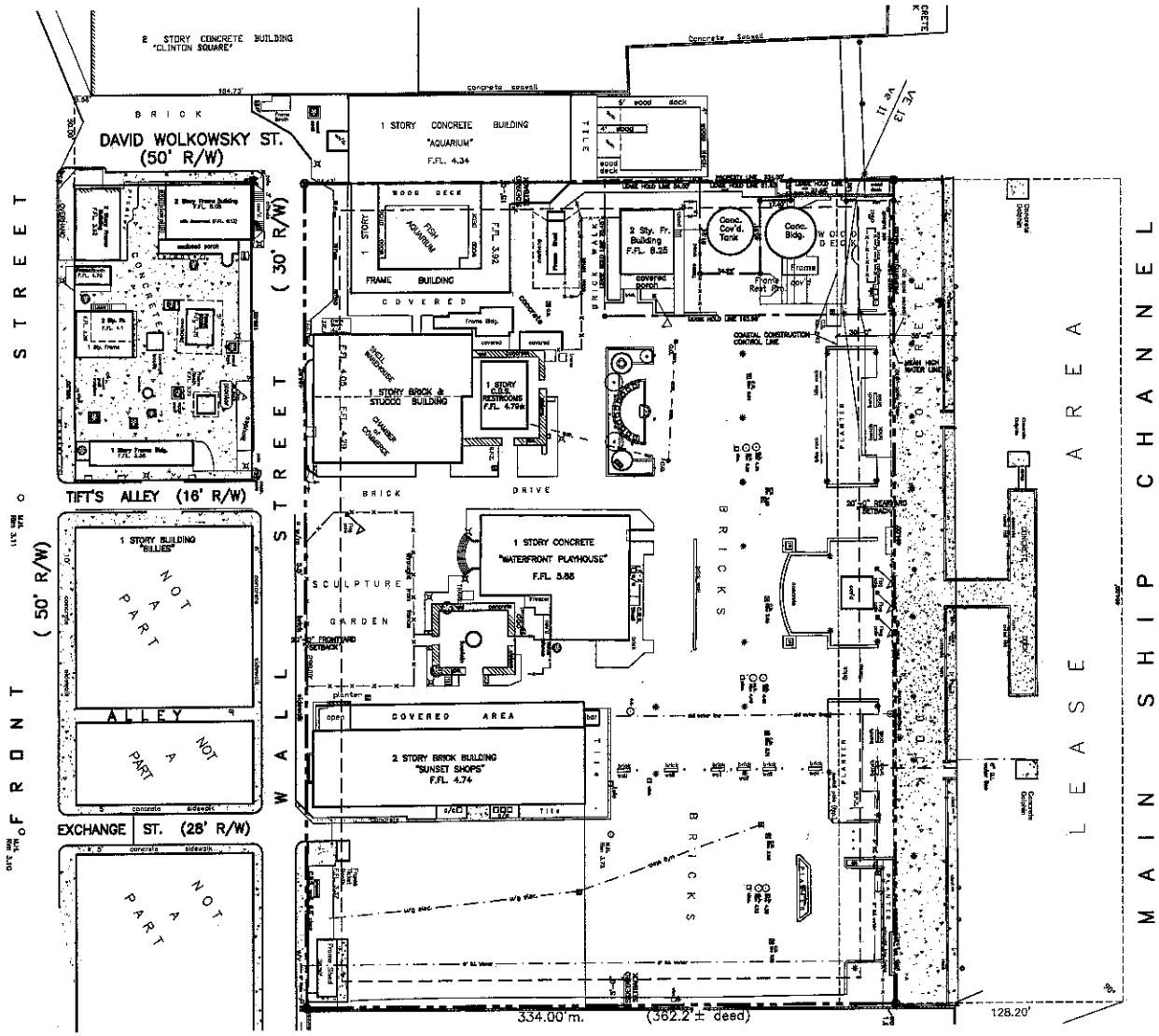

EXISTING SITE PLAN

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

SCALE: 1"=30'-0"

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June 6, 2011
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WILLIAM P. HORN ARCHITECT, P.A.

915 EATON ST.
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FAX (305) 296-3033

LICENSE NO
AA 0003540

SeaTech Inc.
PAUL R. SEAMES, P.E.
P.E. 0333 033

GRANE BOULEVARD
SUGARLOAF KEY, FLORIDA
C.A. 0000000

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

DRAWN BY
EMA

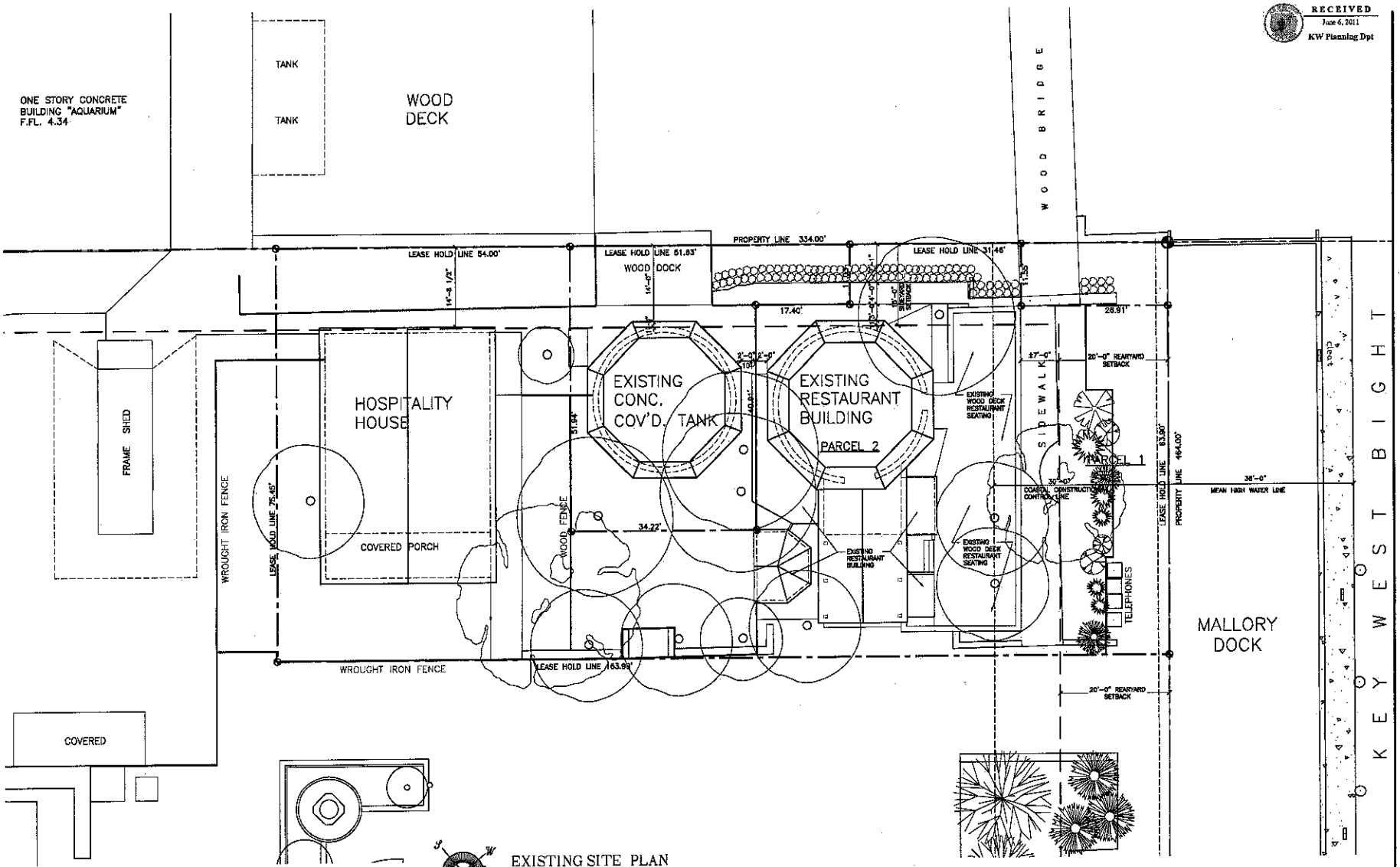
PROJECT NUMBER
1006

SITE DATA

SITE AREA: 154,988 S.F. (3.65 ACRES)
LAND USE: HPS (PUBLIC SERVICES INC. RECREATION & OPEN SPACE)
FLOOD ZONE: V-11 / V-13

EX-1

MALLORY SQUARE RESTAURANT
MALLORY DOCK
KEY WEST, FLORIDA



EXISTING SITE PLAN

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

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AA 0003040

SeaTech INC.
PAUL R. SEMMES P.E.
P.E. [illegible]
[illegible] CRANE BOULEVARD
SUGARLOAF KEY, FLORIDA
[illegible]
C.A. [illegible]

MALLORY SQUARE RESTAURANT
MALLORY DOCK
KEY WEST, FLORIDA.

SEAL

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

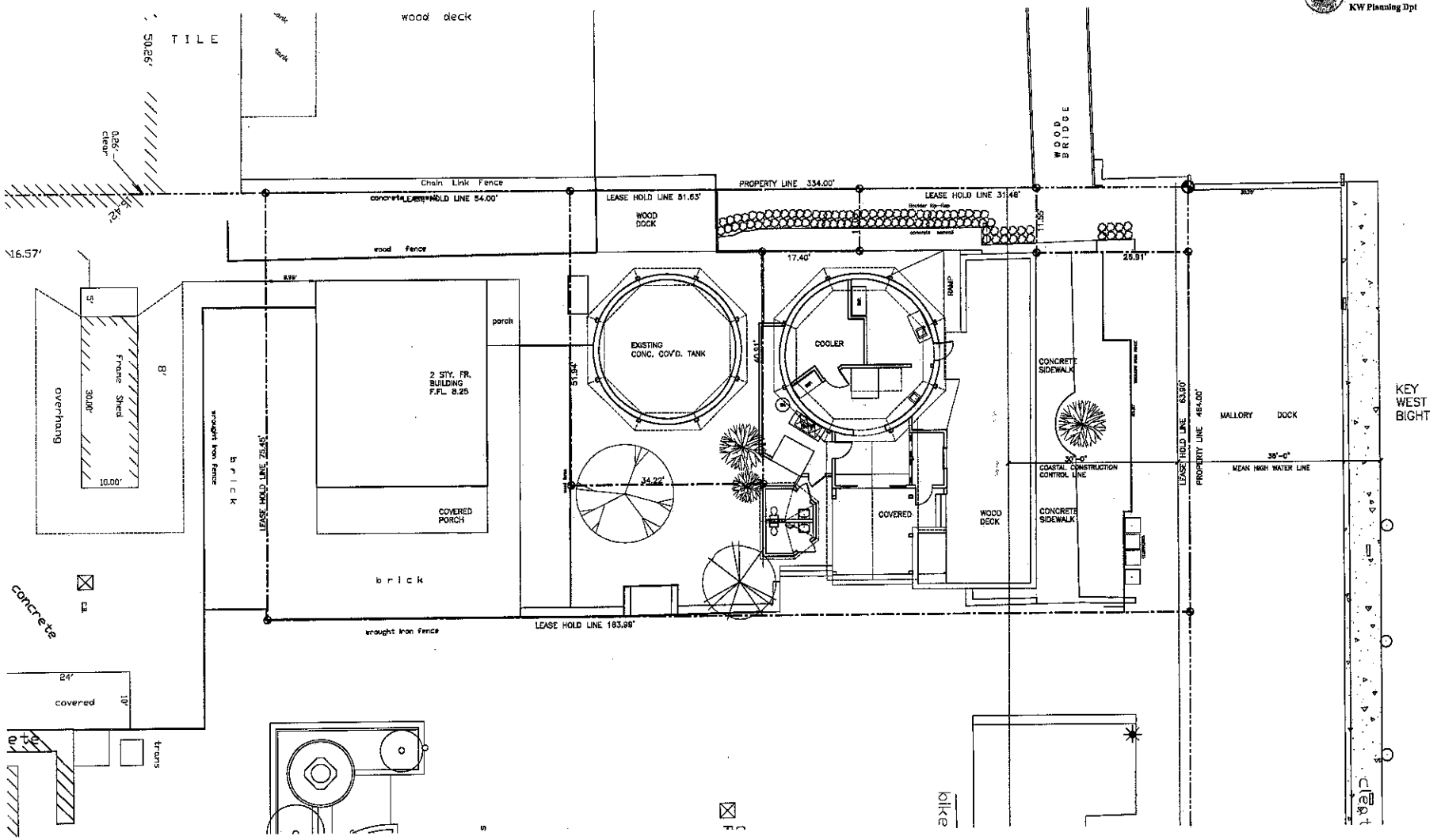
REVISIONS
03-11-11 HARC REV. & PL. BD. REV.
05-09-11 HARC REV.
05-20-11 PL. BD. REV.

DRAWN BY
EMA

PROJECT NUMBER
1006

EX-1.1

MALLORY SQUARE RESTAURANT
MALLORY DOCK
KEY WEST, FLORIDA



EXISTING FLOOR PLAN

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

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June 6, 2011
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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.

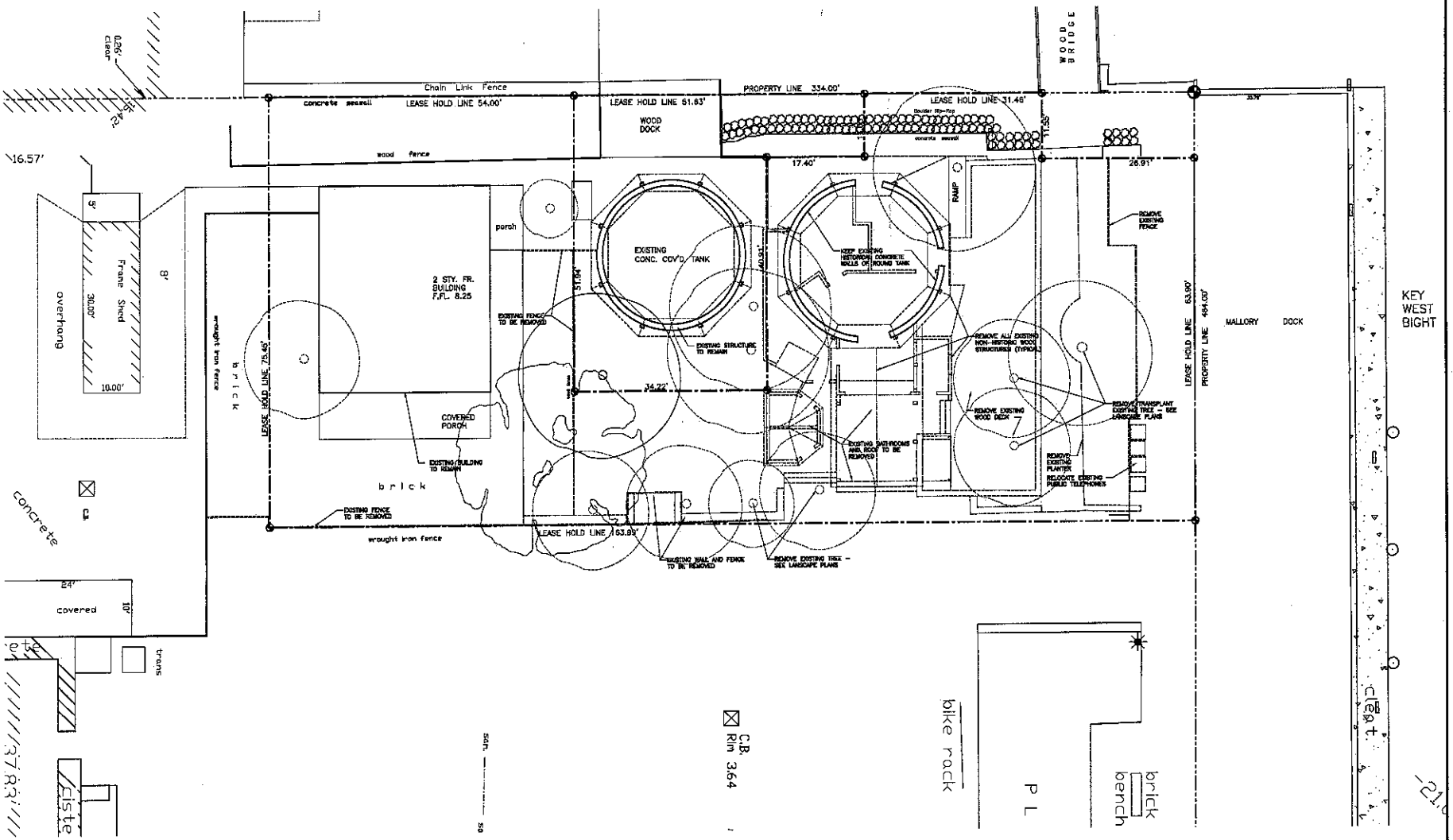
REVISIONS
03-11-11 HARC REV. & PL. BD. REV.
05-09-11 HARC REV.
05-20-11 PL. BD. REV.

DRAWN BY
EMA

PROJECT NUMBER
1006

EX-2

MALLORY SQUARE RESTAURANT
MALLORY DOCK
KEY WEST, FLORIDA



DEMOLITION PLAN

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

RECEIVED
June 6, 2011
KW Planning Dpt

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ARCHITECT, P.A.

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LICENSE NO.
AA 0003340

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P.E. [illegible]
[illegible] BOULEVARD
SUGARLOAF KEY, FLORIDA
[illegible]
C.A. [illegible]

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.

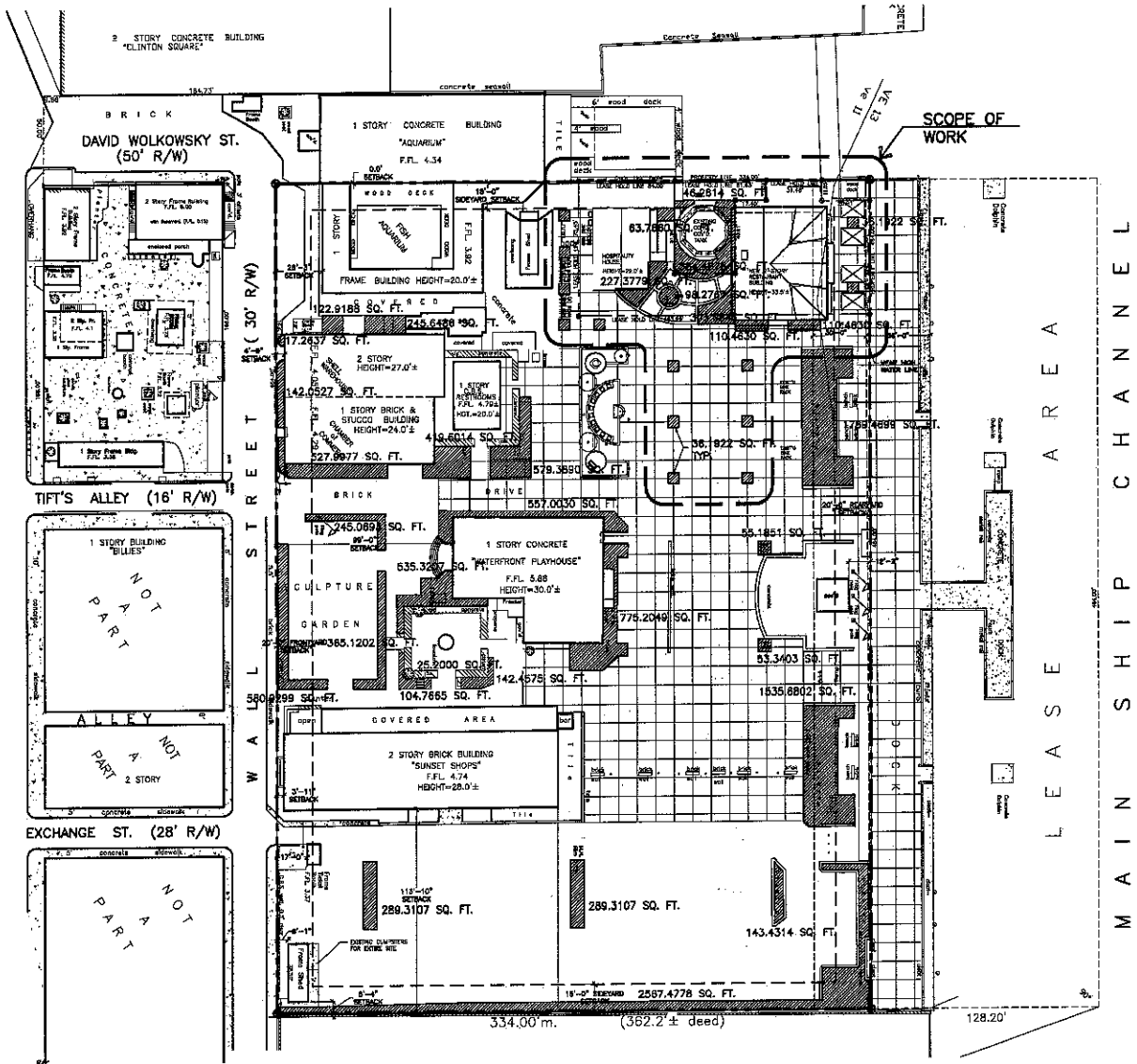
REVISIONS
03-11-11 HARC REV. & PL. BD. REV.
05-09-11 HARC REV.
05-20-11 PL. BD. REV.

DRAWN BY
EMA

PROJECT NUMBER
1006

D-1

MALLORY SQUARE RESTAURANT
MALLORY DOCK
KEY WEST, FLORIDA

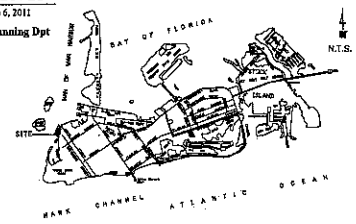


PROPOSED SITE PLAN - LANDSCAPE SQ. FOOTAGE BREAK DOWN

SCALE: 1"=30'-0"

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

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)
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 = 20.18' (IN LEASE AREA)
PROPOSED= 20.18' (IN LEASE AREA)

COASTAL CONST. CONTROL LINE:
REQUIRED = 30.0'
EXISTING = 25.0'
PROPOSED= 18.18'

FAR:
ALLOWABLE: 1.0 MAX. (154,988 S.F.)
EXISTING: 0.26 (38,795 S.F.)
PROPOSED: 0.27 (42,210 S.F.)

HEIGHT:
ALLOWABLE: 25.0'
EXISTING: 28.84' (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: 33,182 S.F. (21.39%)
PROPOSED: 35,530 S.F. (22.9%)

IMPERVIOUS AREA:
REQUIRED: 77,494 S.F. (50% MAX.)
EXISTING: 140,813 S.F. (90.83%)
PROPOSED: 140,760 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	360 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.
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LICENSE NO. AA 0003040

Seatech Inc.
PAUL R. SEMMES C.P.E.
P.E. CIVIL
CORANE BOULEVARD
SUGARLOAF DEV. FLORIDA
C.A.

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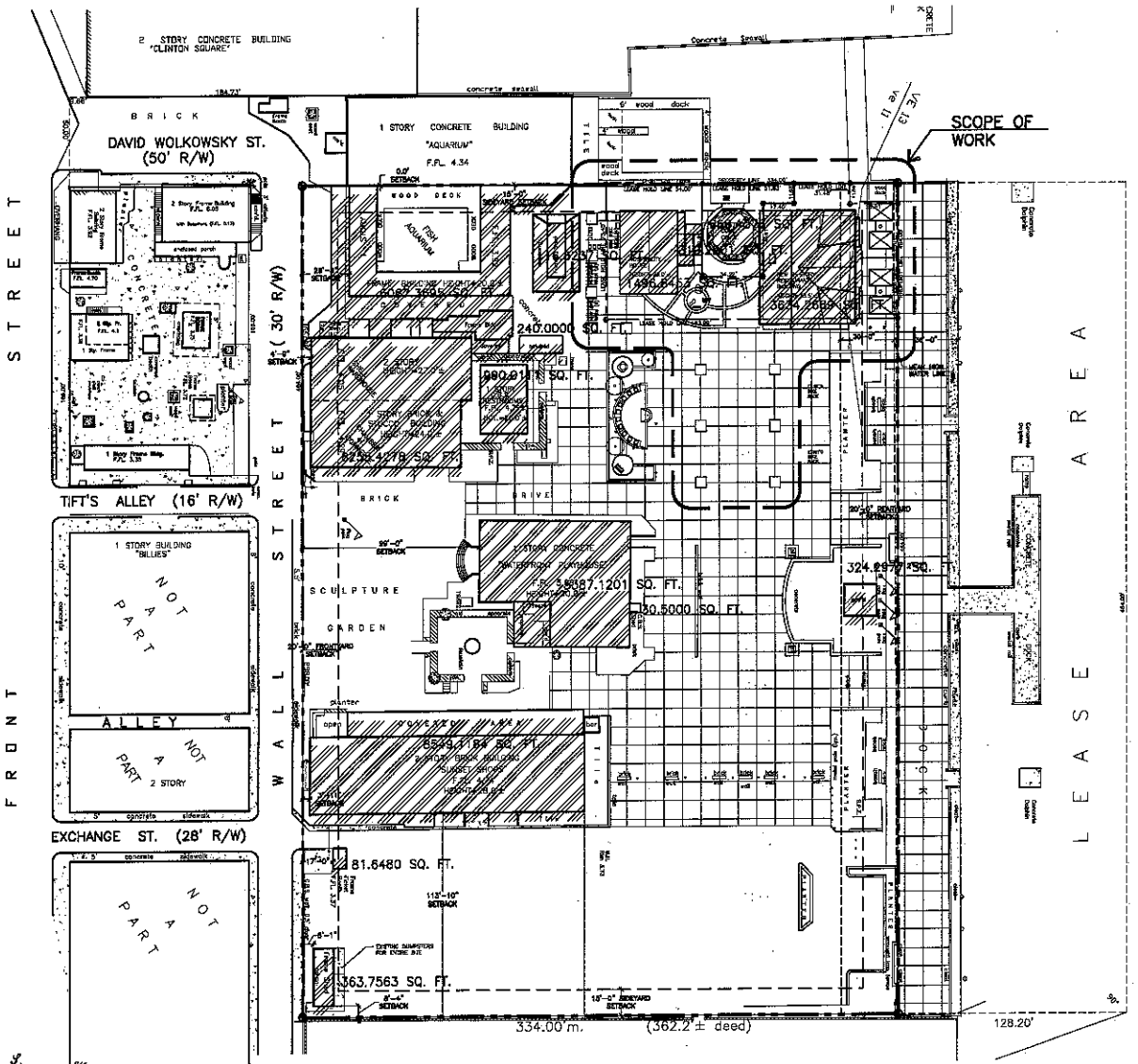

PROPOSED SITE PLAN - LOT COVERAGE SQ. FOOTAGE BREAK DOWN

SCALE: 1"=30'-0"

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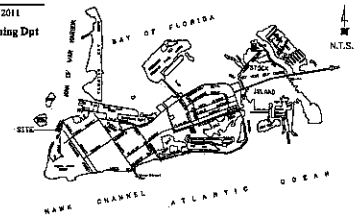

LOCATION MAP
City of Key West & Stock Island

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SETBACKS:

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REQUIRED = 20.0'
EXISTING = 4.75' (NOT IN LEASE AREA)
PROPOSED= 4.75' (NOT IN LEASE AREA)

SIDE SETBACK:
REQUIRED = 15.0'
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 = 25.0'
PROPOSED= 18.15'

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: 28.56' (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. (21.39%)
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. (9.15%)

PARKING: IN PARKING WAIVER ZONE

CONSUMPTION AREA : PARCEL 2

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-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 1,366 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.	

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SeaTech Inc.
PAUL R. SEMMES P.E.
P.E. 0021 0
CRANE BOULEVARD
SUGARLOAF KEY, FLORIDA
C.A. 0000000

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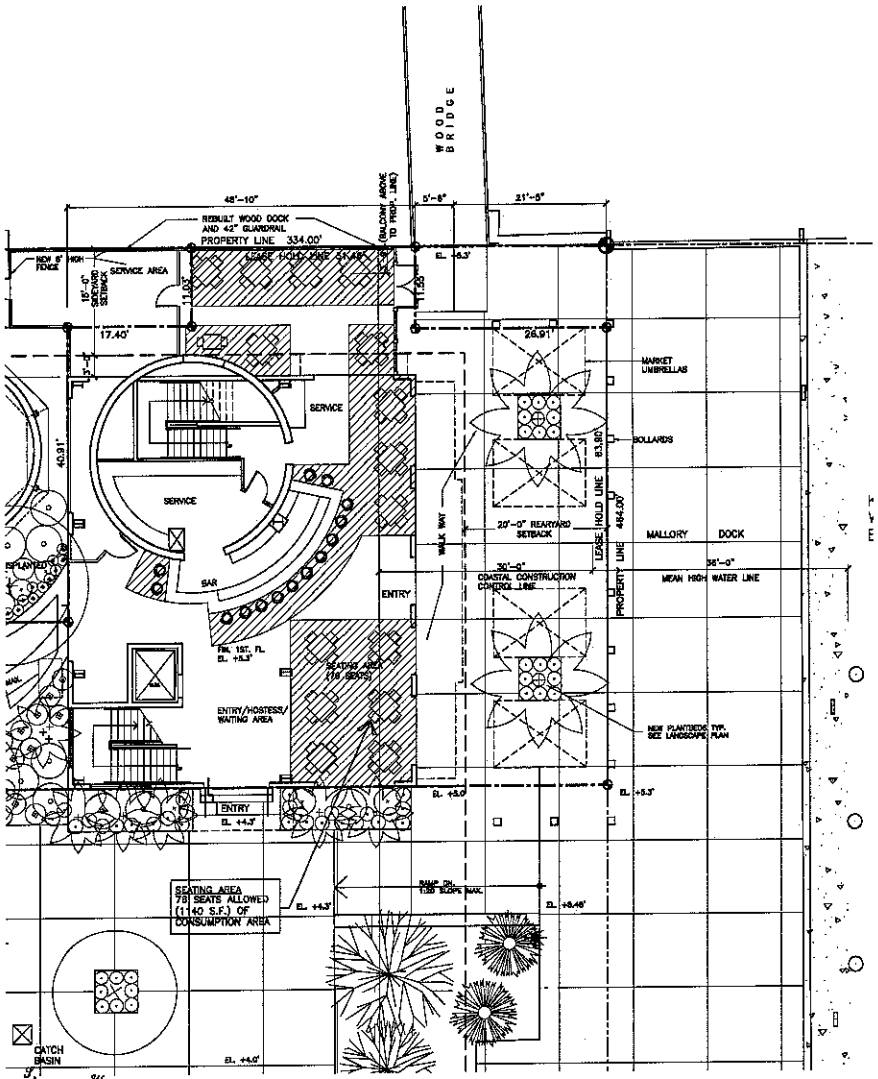
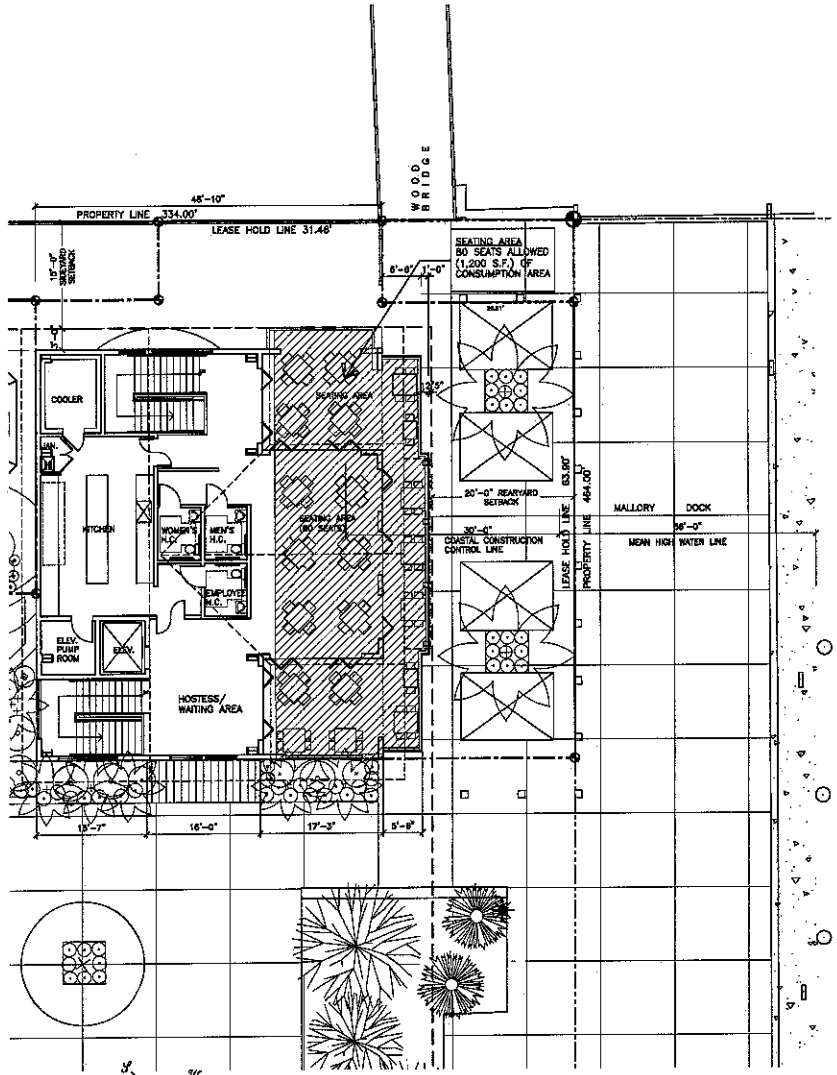


CONSUMPTION AREA FIRST FLOOR PLAN

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



CONSUMPTION AREA SECOND FLOOR PLAN

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

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LICENSE NO.
AA [illegible]

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P.E. [illegible]
[illegible] CRANE BOULEVARD
SUGARLOAF CEY FLORIDA
[illegible]
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SUGARLOAF KEY, FLORIDA
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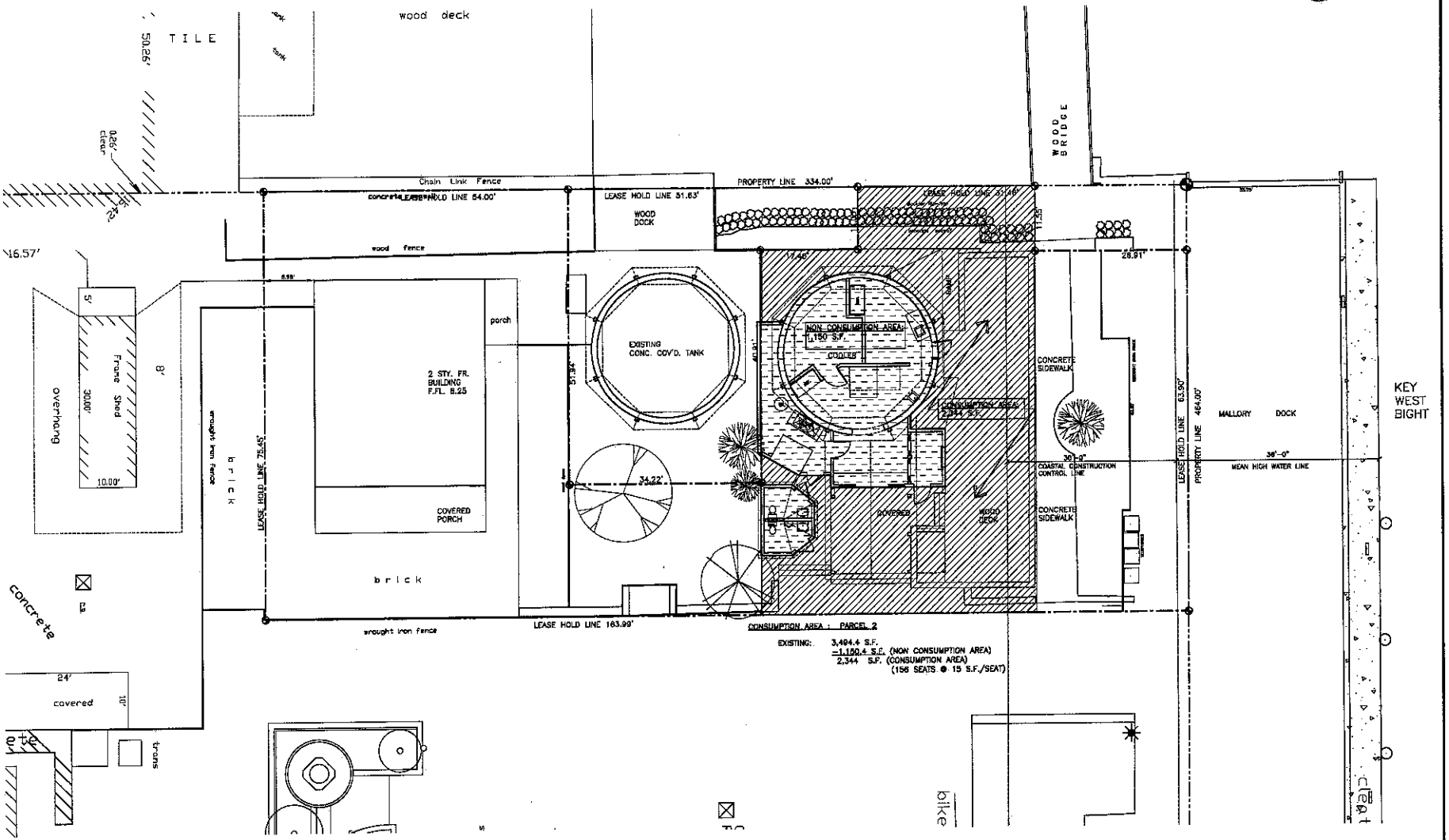

EXISTING FLOOR PLAN CONSUMPTION AREA

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

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EX-2a