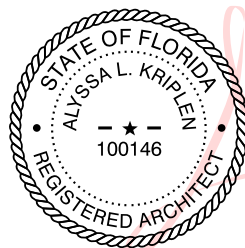




Scope:
Conditional Use Permit for Entertainment Establishment/Supper Club



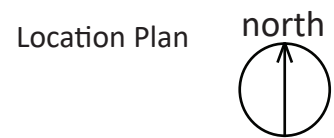
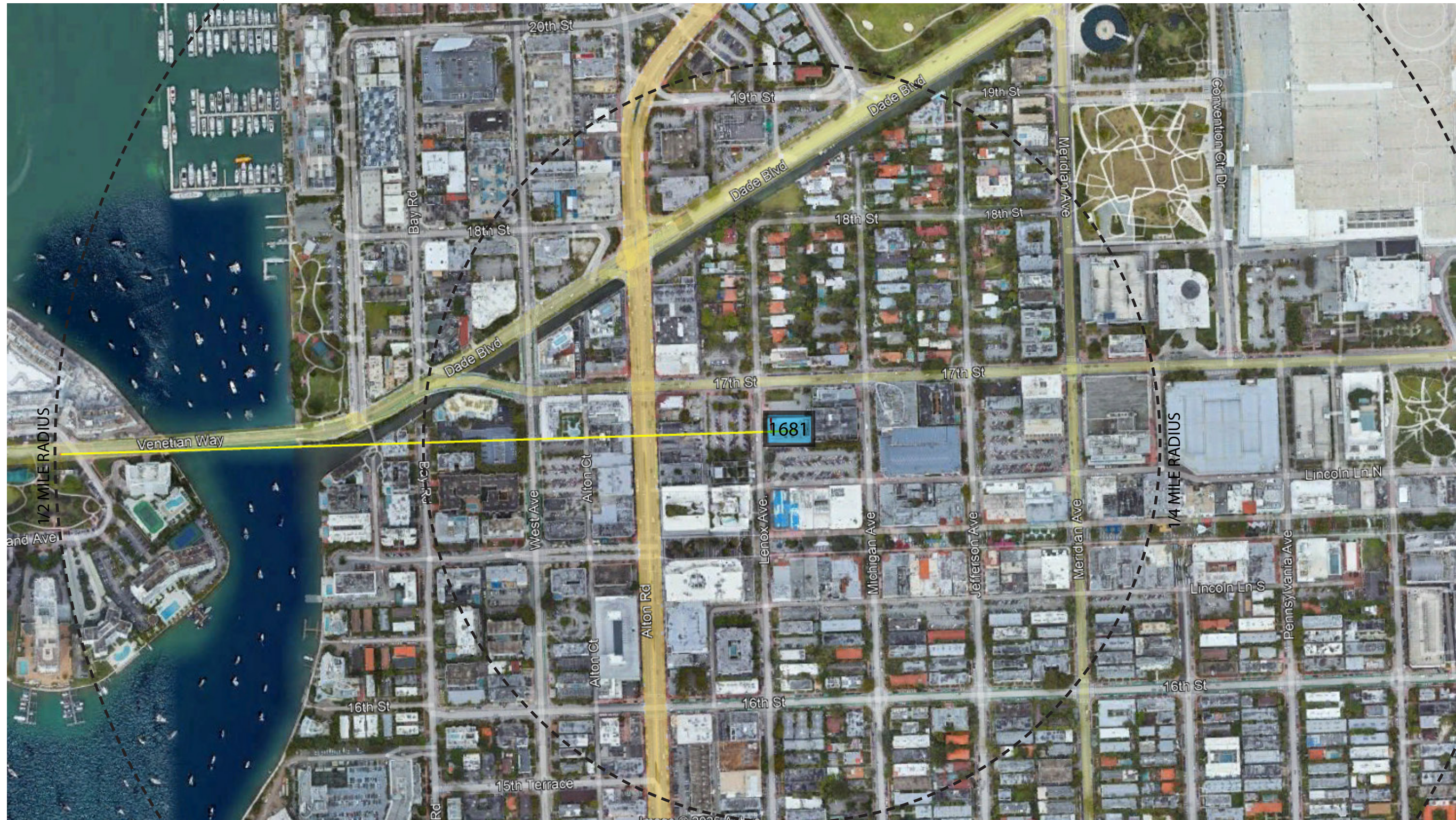
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Kriplen
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1681 Lenox Avenue Planning Board Final Submittal

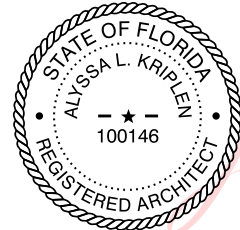
File #25-0740 April 6th, 2025

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A-001 Location Plan



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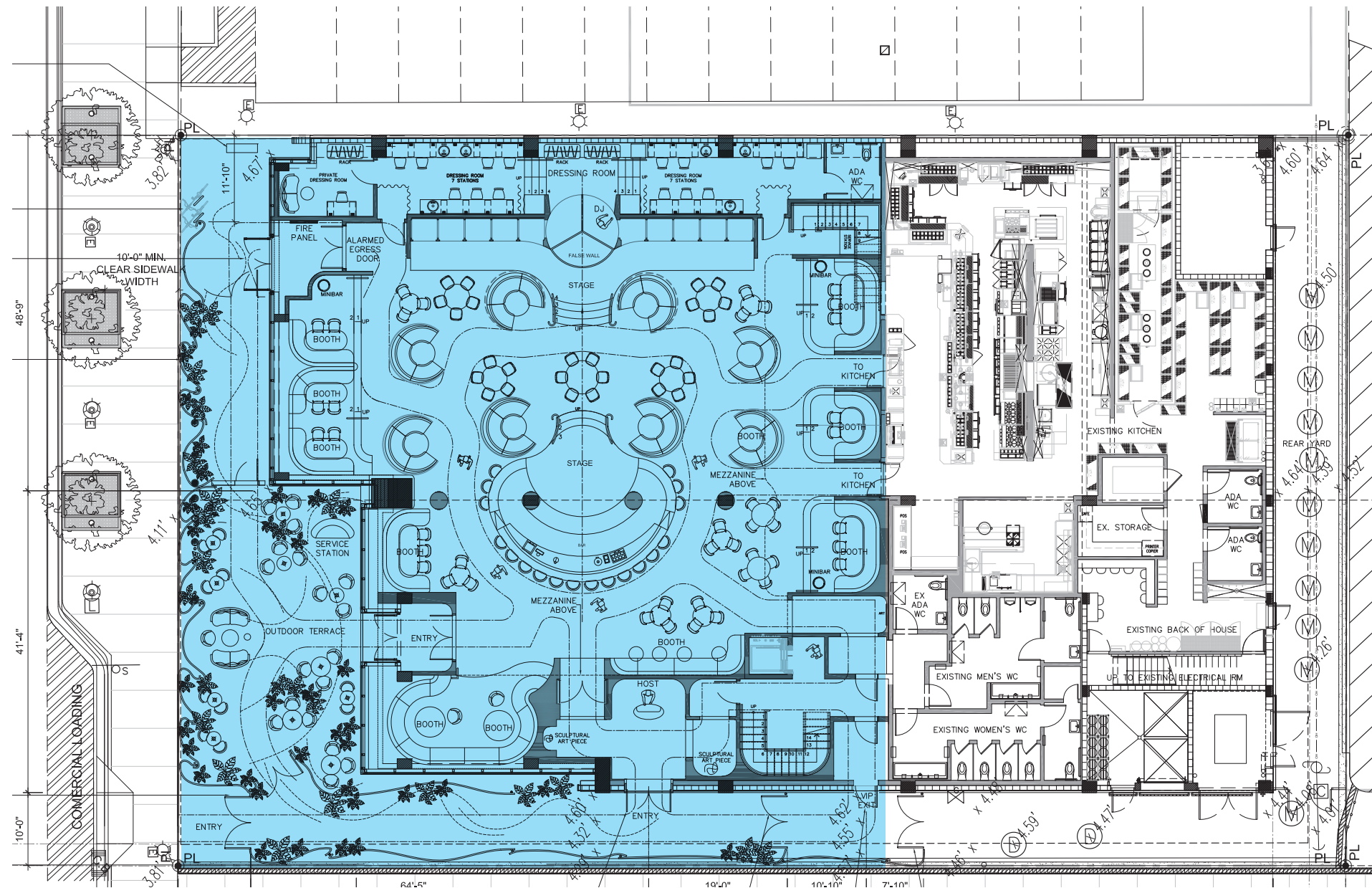
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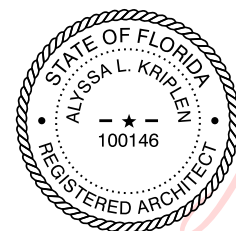


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Area of Proposed Work

A-002 Area of Proposed Work



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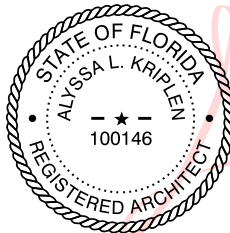
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4/6/2025

ITEM #	Project Information				
1	Address: 1681 Lenox Avenue	Folio number(s):	02-3234-004-0800	Year built:	2014
2	Board file number(s), Determination of Architectural Significance:	DRB-22561, PB 25-0740	Lot Area:	16,000 SF	
3	Located within a Local Historic District (Yes or No): NO	Zoning District:	CD-3	Lot width:	100'
4	Individual Historic Site (Yes or No):	No		Lot Depth:	160'
5	Base Flood Elevation:	8'	Grade value in NGVD:	3.970	
6	Future Adjusted Grade (BFE+Grade / 2):	5.85'	Free board:	1'-0"	
7	Proposed Use:	Commercial: Restaurant/Neighborhood Impact Establishment			
8	Proposed Accesory Use:	Accessory outdoor bar counter			
9	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan):				
	ZONING INFORMATION / CALCULATION	Required	Existing	Proposed	Deficiencies
13	Floor Area Ratio (FAR)	36,000 sf max.	11,847 sf	13,644 sf	
14	Building Height	75' max.	21'-6"	21'-6"	
15	At grade parking lot on the same lot	NA	NA	NA	
a	Front setbacks	NA	NA	NA	
b	Side interior setback	NA	NA	NA	
c	Side facing street setback	NA	NA	NA	
d	Rear setback	NA	NA	NA	
16	Subterranean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks	0'-0"	0'-0"	0'-0"	
b	Side interior setback	0'-0"	0'-0"	0'-0"	
c	Side facing street setback	NA	NA	NA	
d	Rear setback	5'-0"	5'-0"	5'-0"	
17	Subterranean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks	NA	NA	NA	
b	Side interior setback	NA	NA	NA	
c	Side facing street setback	NA	NA	NA	
d	Rear setback	NA	NA	NA	
18	Minimum Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction	NA	NA	NA	
b	Rehabilitated Buildings	NA	NA	NA	
c	Hotel Unit	NA	NA	NA	
19	Average Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction	NA	NA	NA	
b	Rehabilitated Buildings	NA	NA	NA	
c	Hotel Unit	NA	NA	NA	
20	Required Open-space ratio (RPS, CPS)	NA	NA	NA	
21	Parking	NA	NA	NA	
22	Loading		3	3	

A-003 Zoning Data

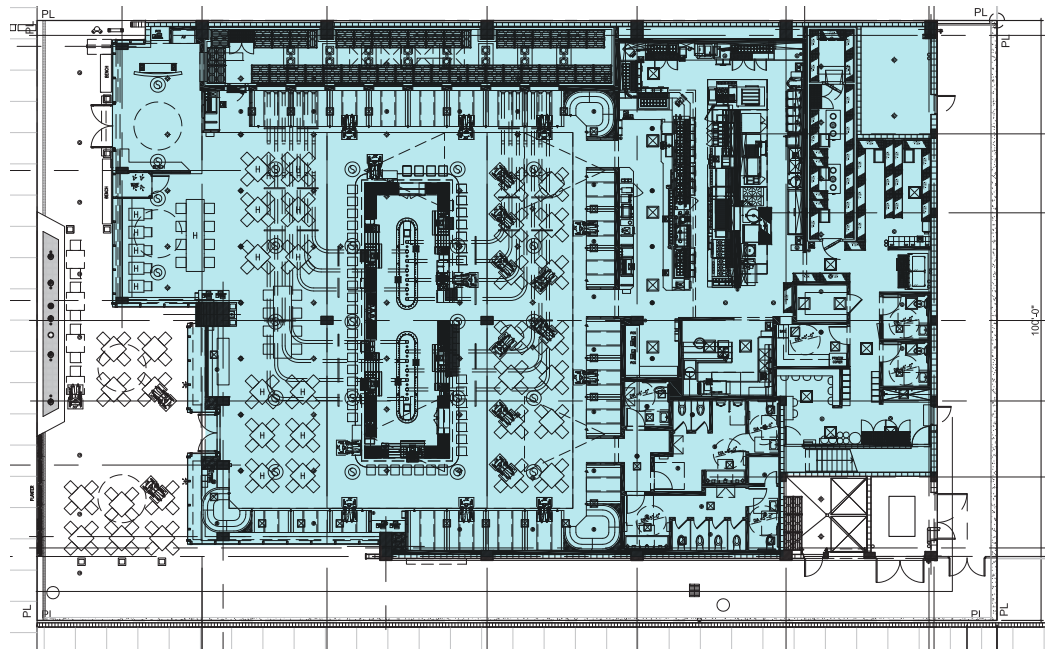


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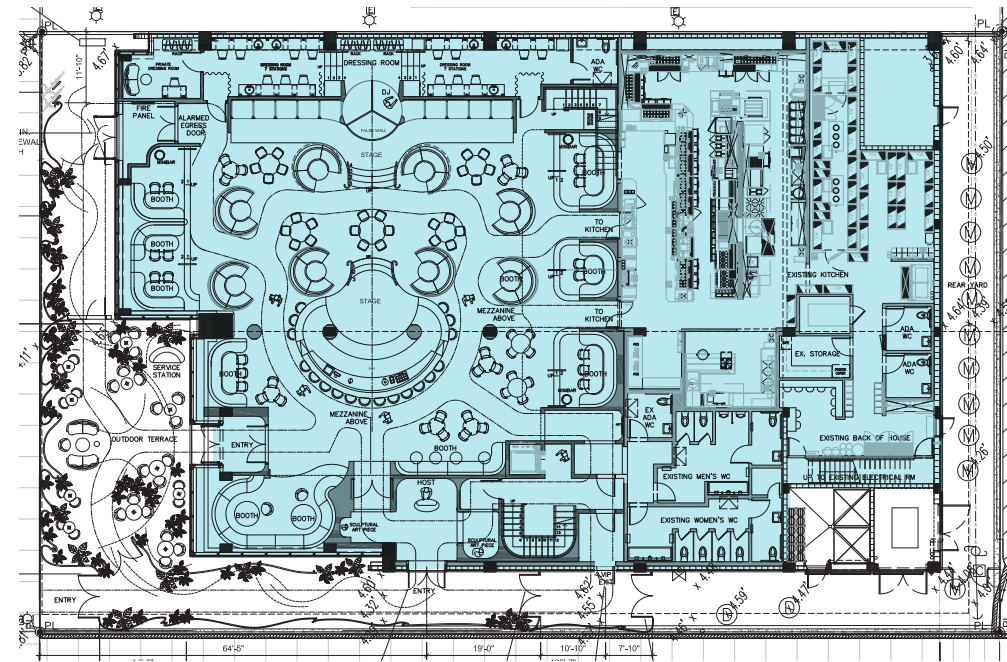
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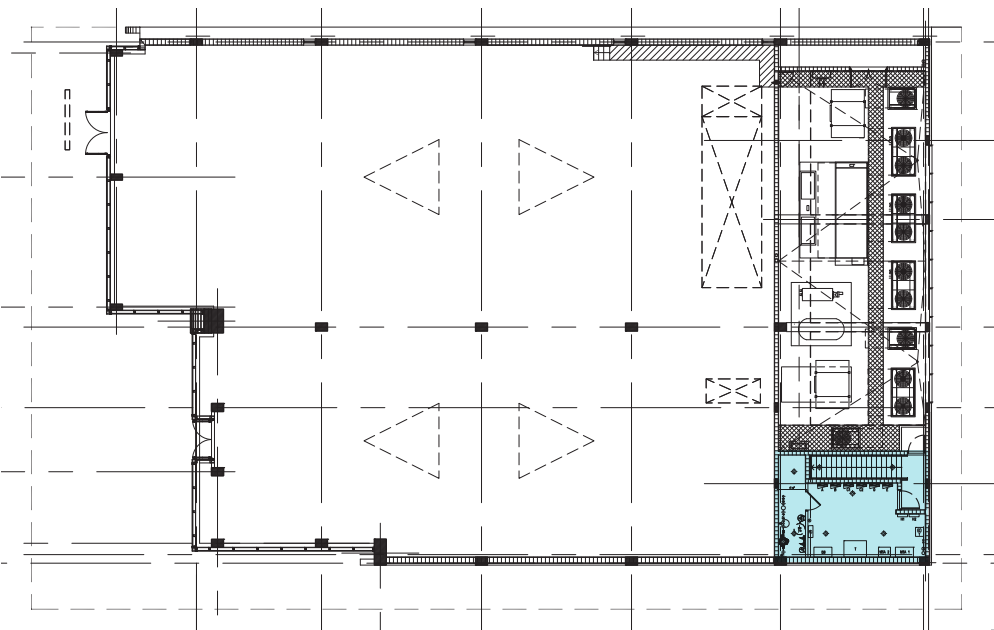




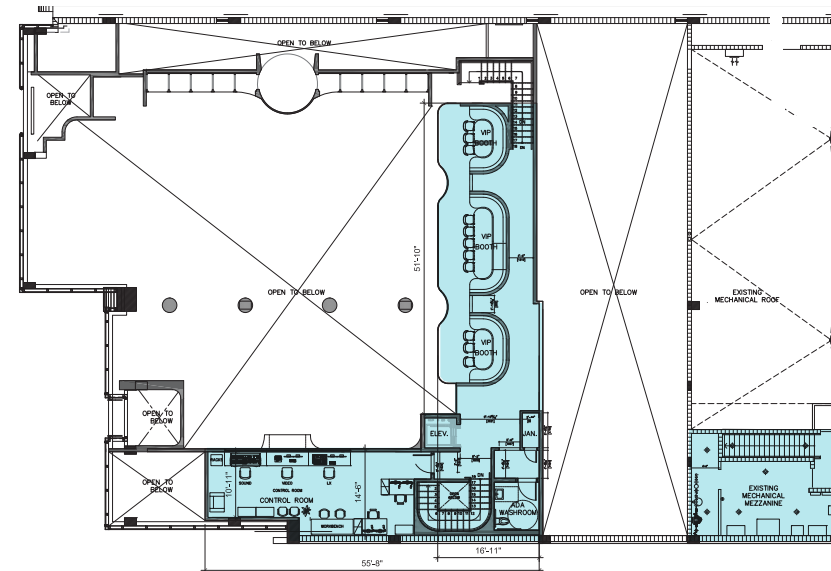
Existing Ground Floor FAR: 11,357 sf



Proposed Ground Floor FAR: 11,357 sf



Existing Mezzanine FAR: 490 sf



Proposed Mezzanine FAR: 1797 + 490 sf

Existing FAR Summary

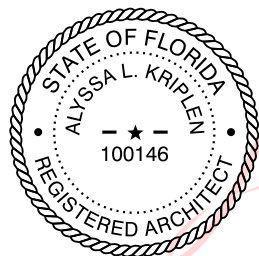
Ground Floor	11,357 sf
Mezzanine	490 sf
TOTAL	11,847 sf

Proposed FAR Summary

Ground Floor	11,357 sf
Mezzanine	2,287 sf
TOTAL	13,644 sf



A-015 Existing and Proposed FAR Diagrams
scale: 1 1/16" = 1'-0"

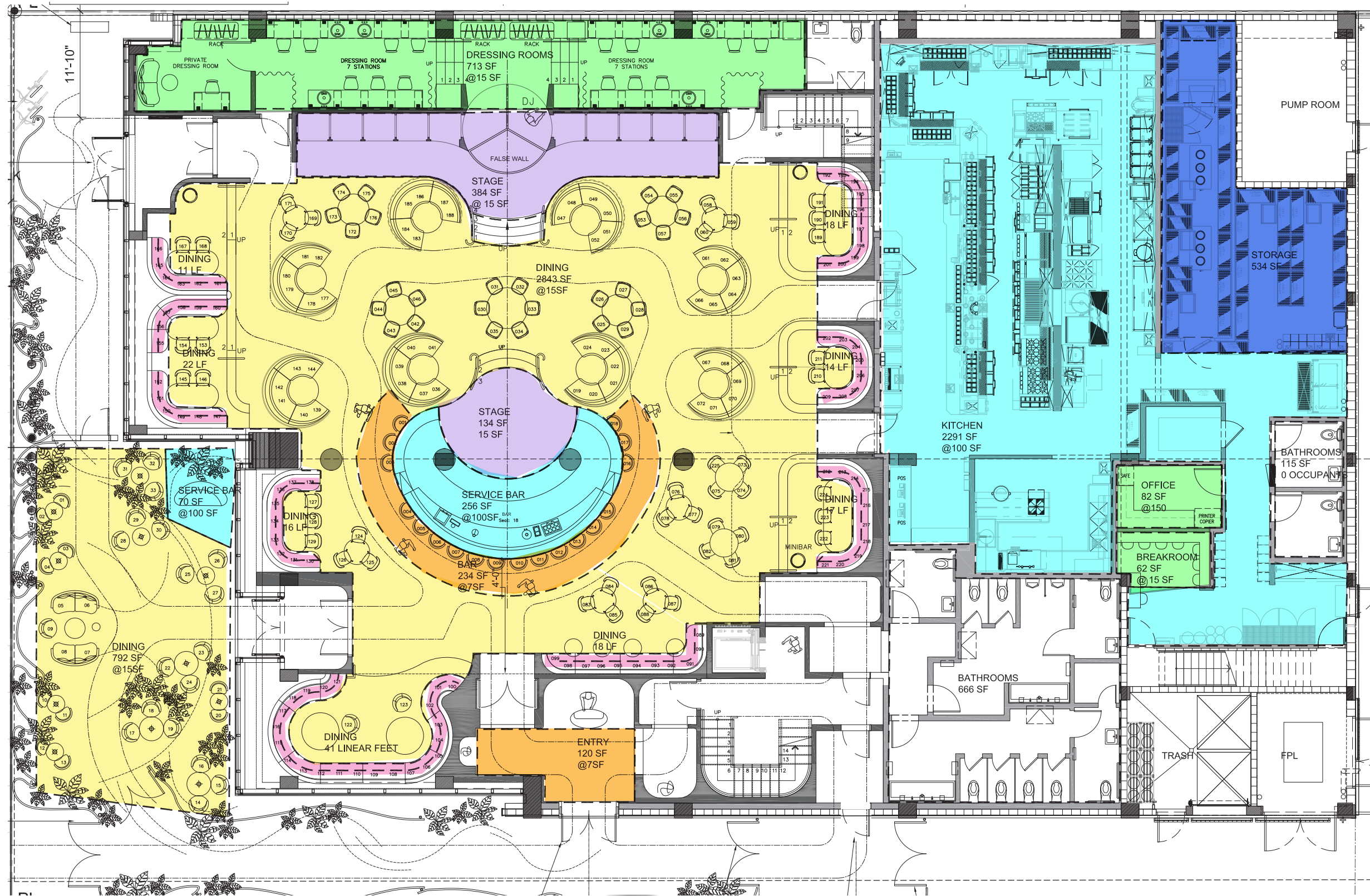


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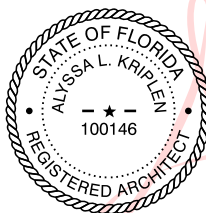
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A-016 Proposed Occupancy Diagram Ground Floor

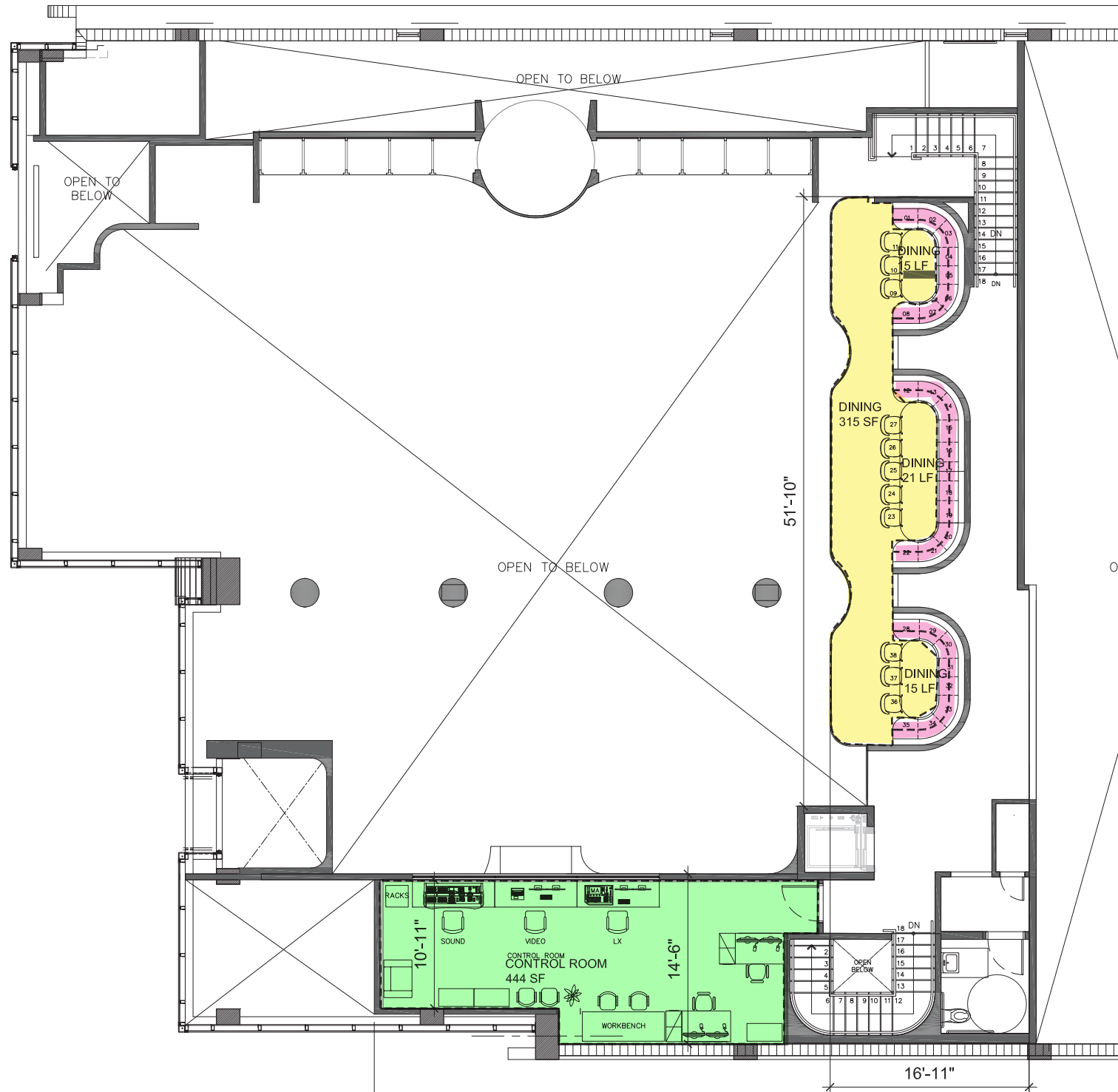


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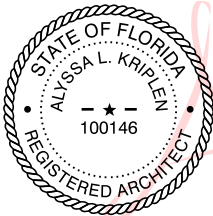
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A-017 Mezzanine Occupancy Diagram



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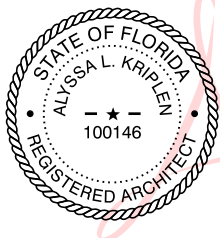
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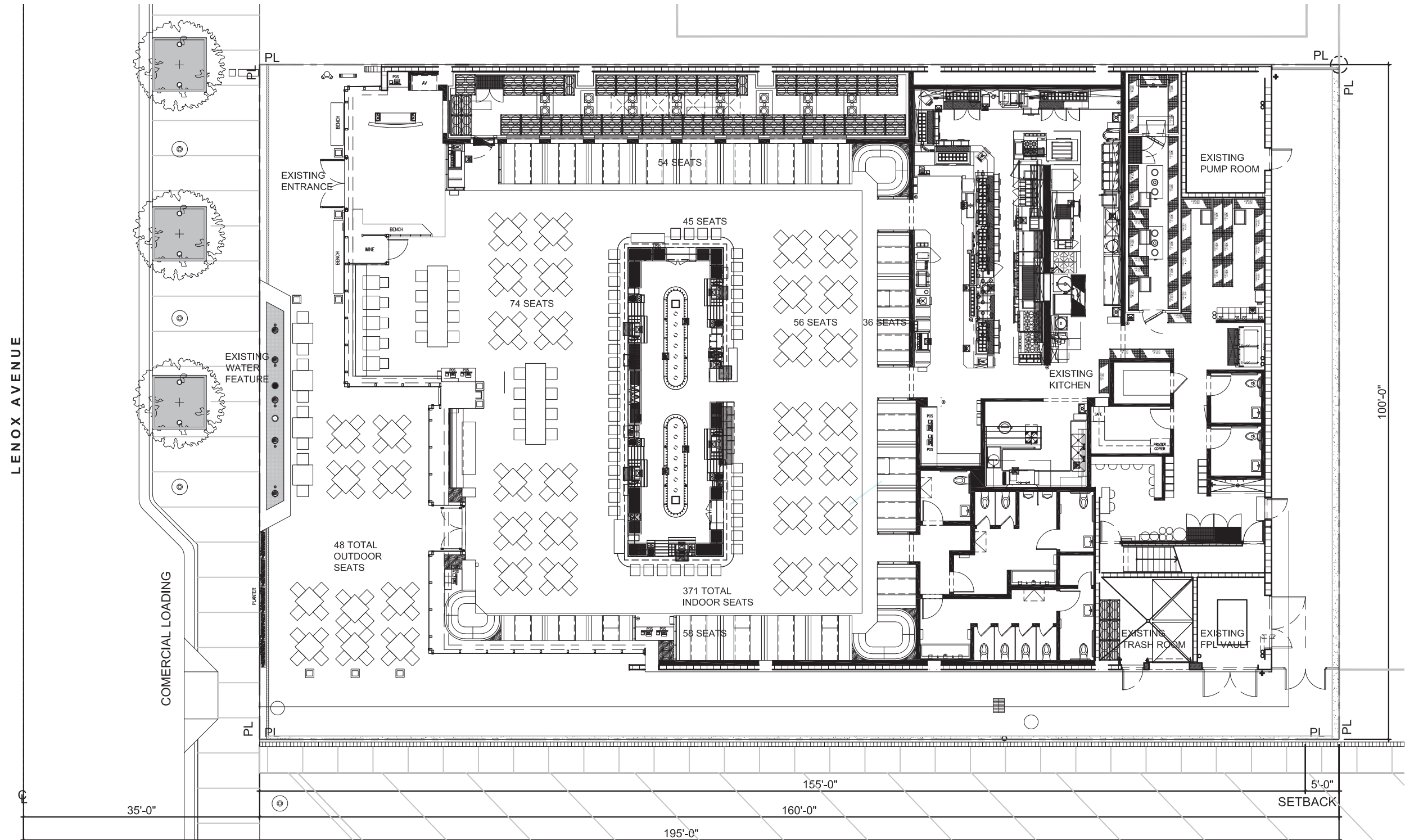


OCCUPANCY LOAD FACTOR CALCULATION TABLE
PER NFPA 101 2018 table 7.3.1.2

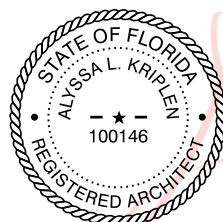
OCCUPANCY	USE	AREA	SF PER OCCUPANT	OCCUPANT LOAD	SEATS
INDOOR					
ENTRY	CONCENTRATED	120 S.F.	7	17	
INDOOR DINING	UNCONCENTRATED	2843 S.F.	15	189	207 (FBC BOOTHS, $\frac{1}{24}$ ")
INDOOR DINING	FIXED SEATS	157 L.F.	PER 18"	104	
BAR	CONCENTRATED	234 S.F.	7 NET	33	18
SERVICE BAR	KITCHEN	256 SF	100	2	
RESTROOMS		666 SF	0	0	
DRESSING ROOMS	(NO RELEVANT CATEGORY)	713 S.F.	15	47	
OFFICE	BUSINESS	82 S.F.	150	1	
STAGES	STAGE	518 S.F.	15	34	
LOCKERS/BREAK	(NO RELEVANT CATEGORY)	62 S.F.	15	4	
KITCHEN STORAGE	OTHER THAN MERCANTILE	534 S.F.	500	1	
KITCHEN	KITCHEN	2291 S.F.	100 GROSS	22	
2ND FLOOR DINING	UNCONCENTRATED	315 S.F.	15	21	38 (FBC BOOTHS, $\frac{1}{24}$ ")
2ND FLOOR DINING	FIXED SEATS	51 L.F.	PER 18"	34	
2ND FLOOR CONTROL RM	(NO RELEVANT CATEGORY)	444 SF	100	4	
			SUBTOTAL	513	263
OUTDOOR					
OUTDOOR DINING	ASSEMBLY UNCONCENTRATED	792 S.F.	15	52	33
SERVICE BAR	KITCHEN	70 S.F.	100	1	0
			SUBTOTAL	53	33
			TOTAL	566 OCCUPANTS	296 SEATS



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EX-101 Existing Ground Floor Plan
scale: 1/16" = 1'-0"



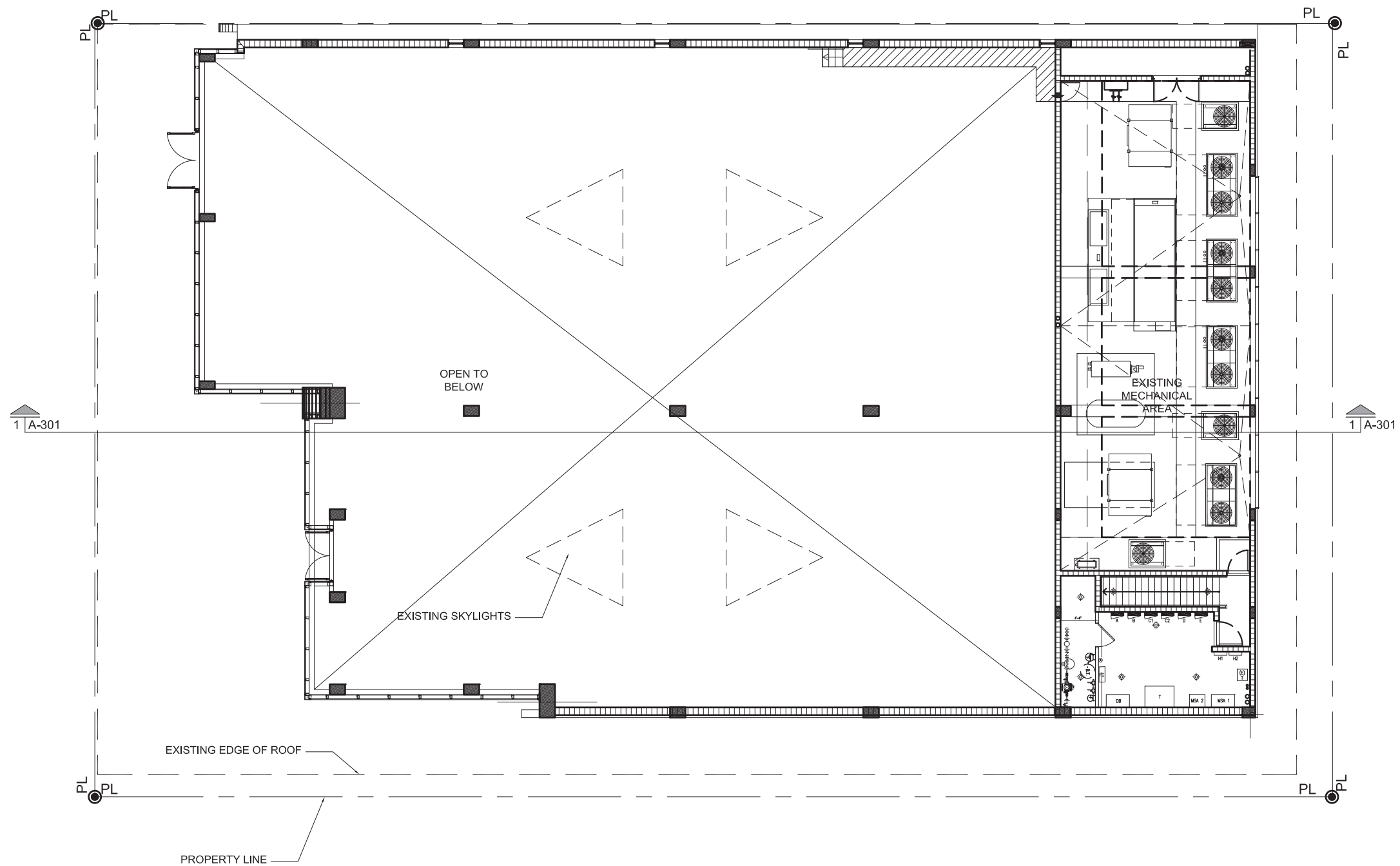
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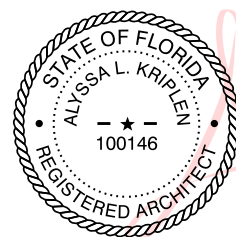
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EX-102 Existing Mezzanine Plan
scale: 1/16" = 1'-0"

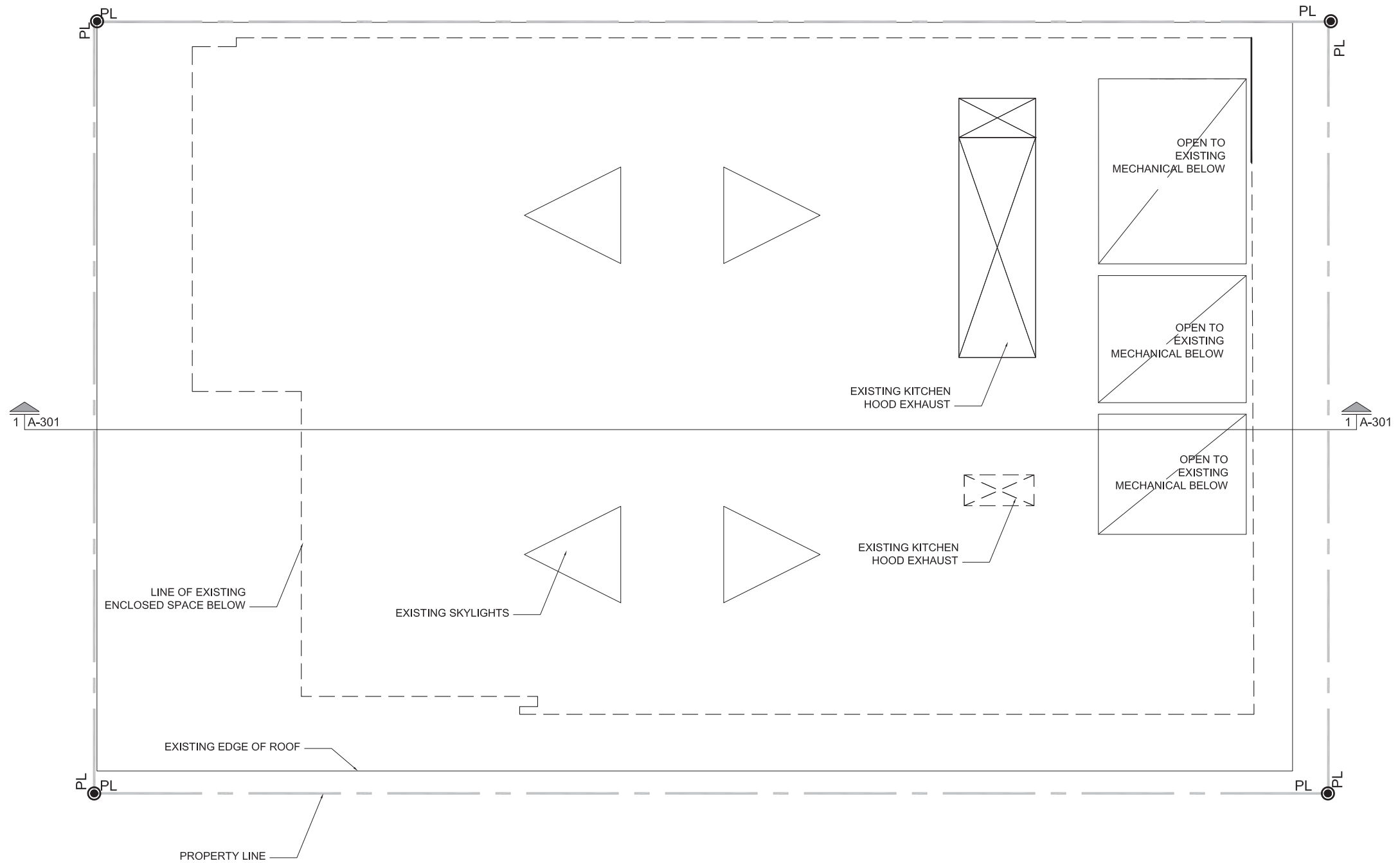


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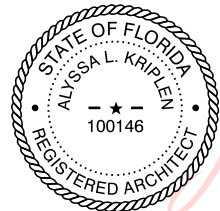
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EX-103 Existing Roof Plan
scale: 1/16" = 1'-0"



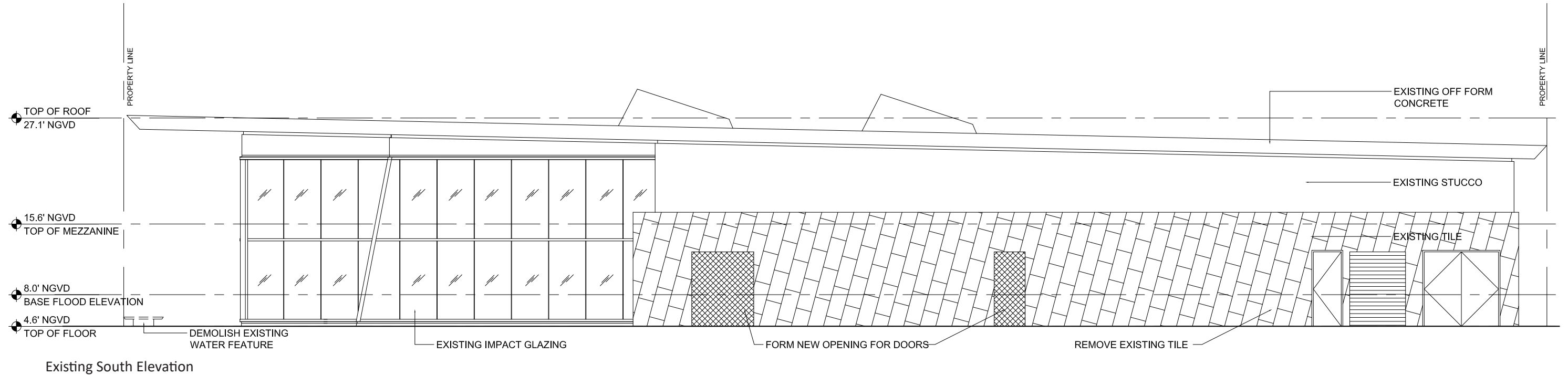
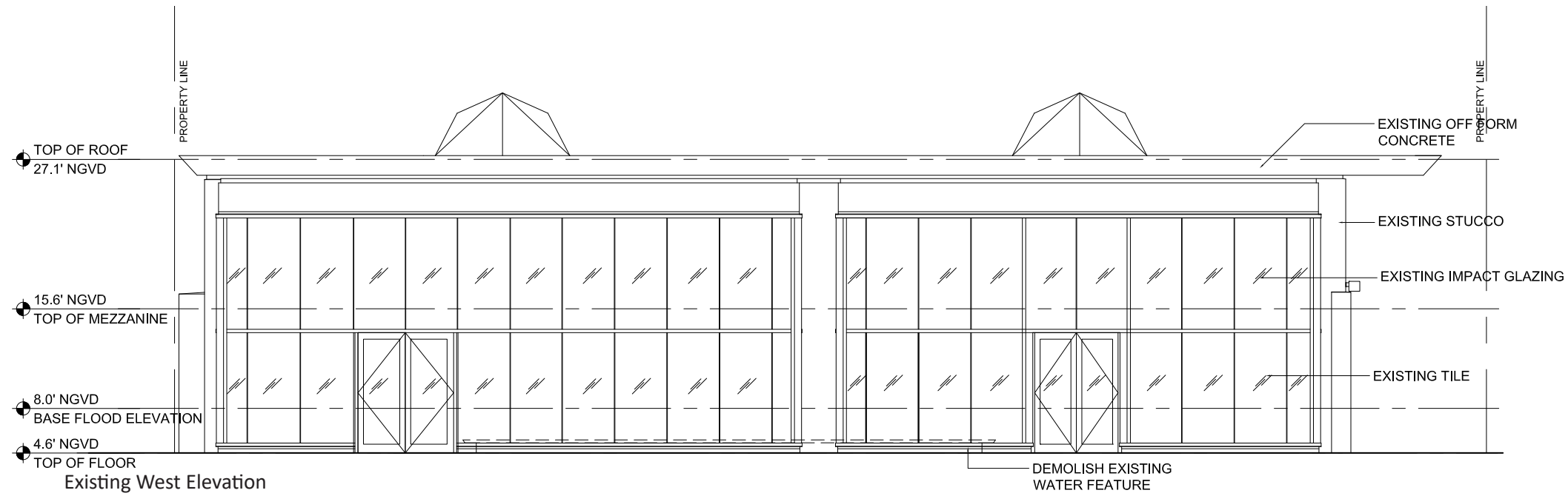
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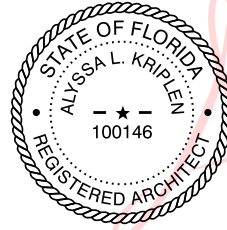
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EX-201 Existing Elevations



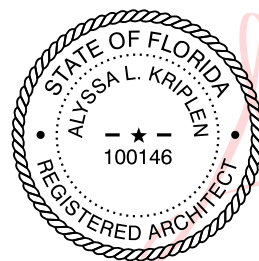
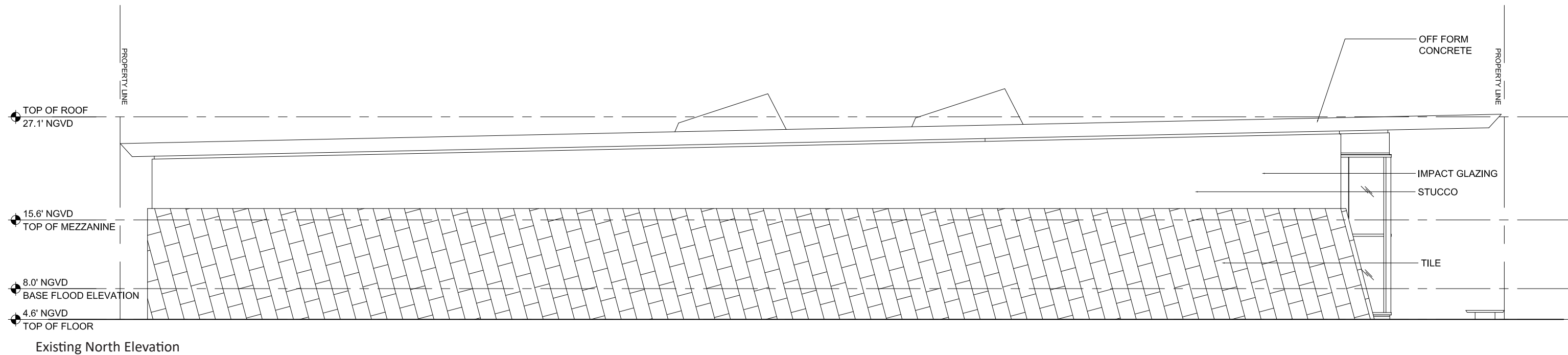
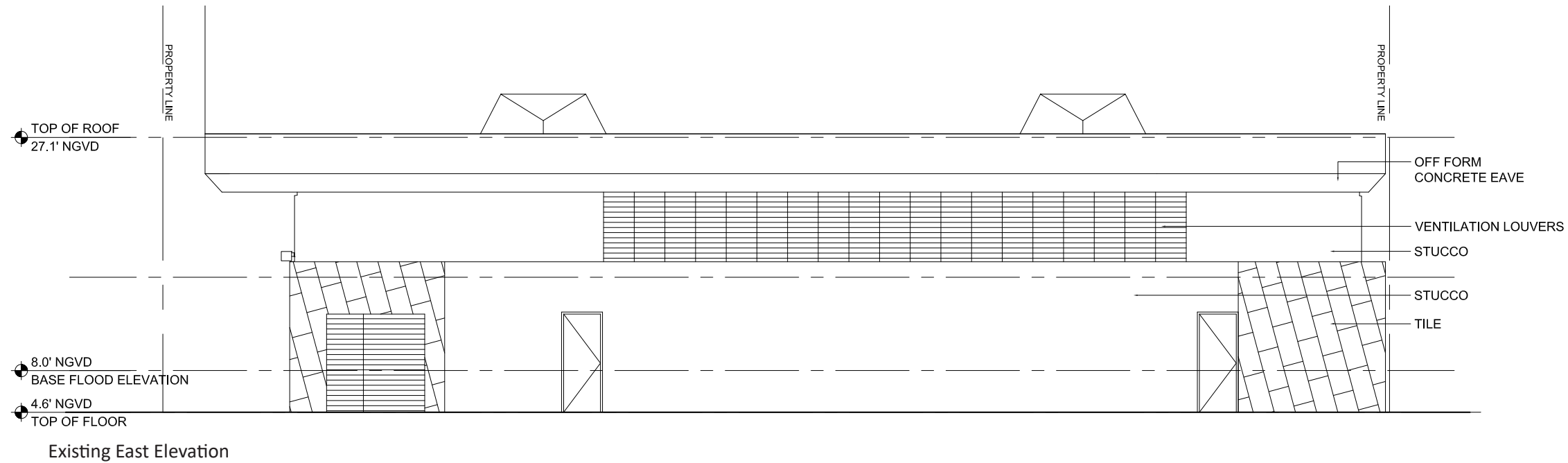
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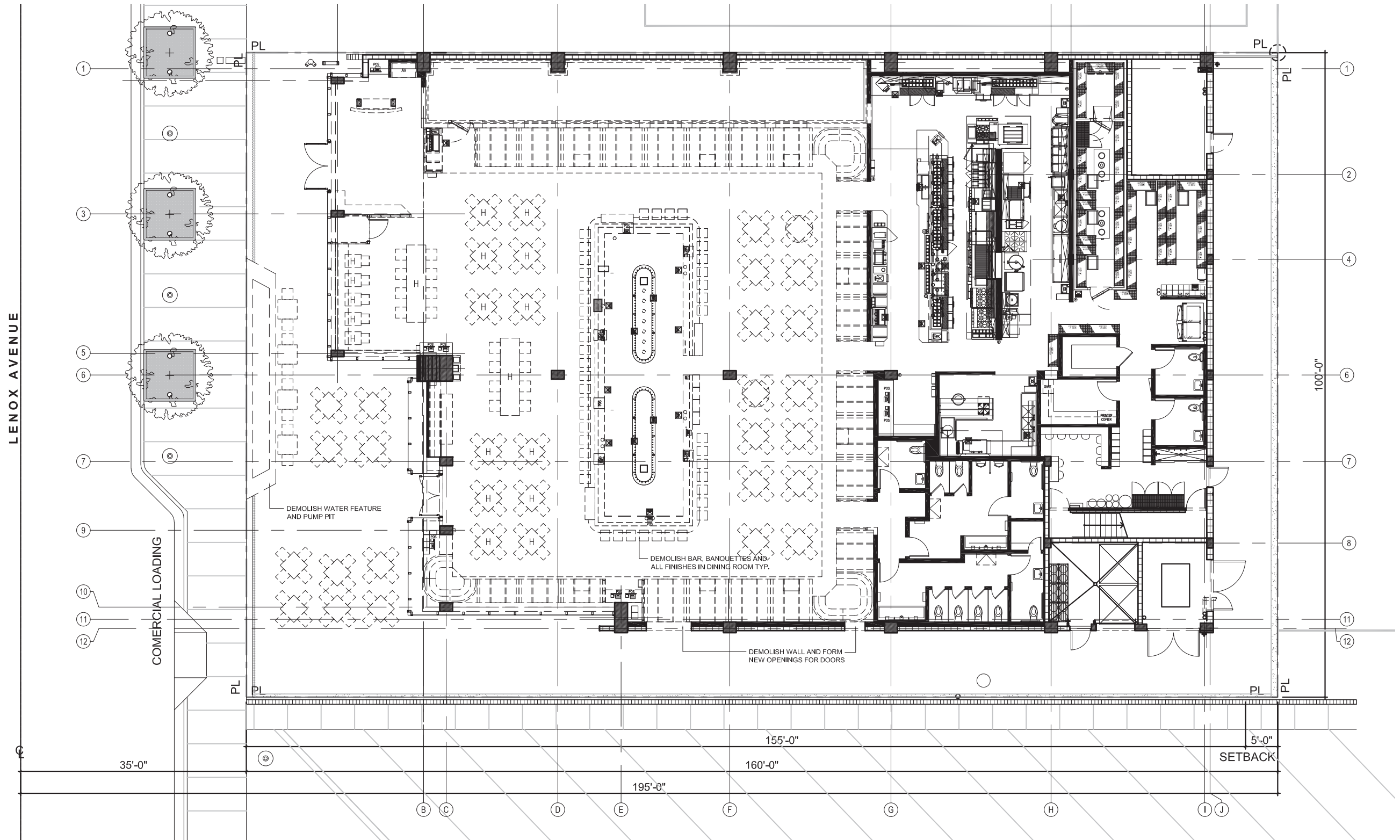
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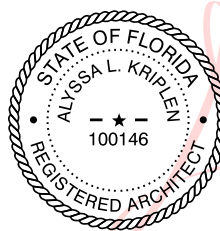
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D-101 Demolition Ground Floor Plan
scale: 1/16" = 1'-0"



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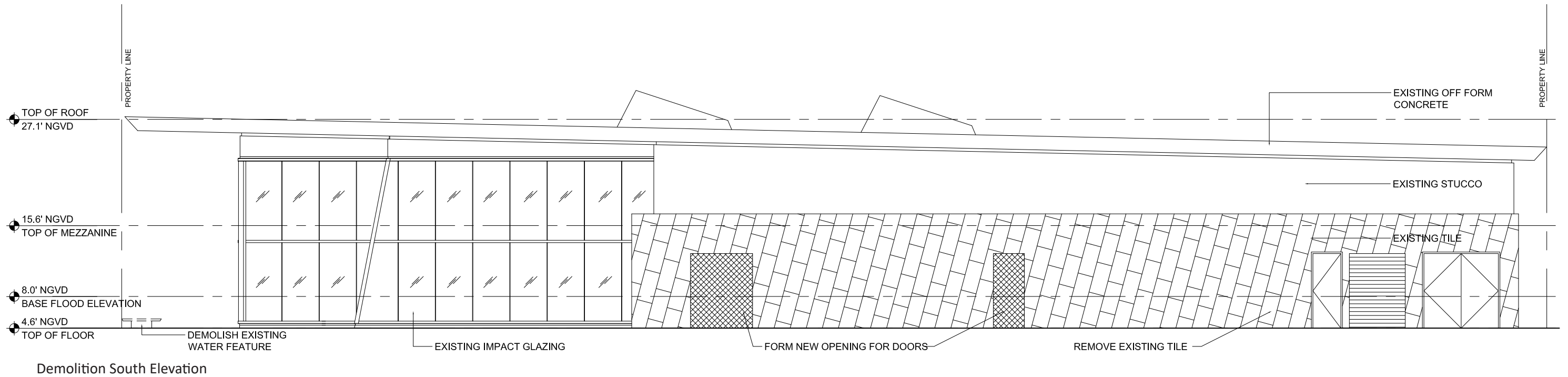
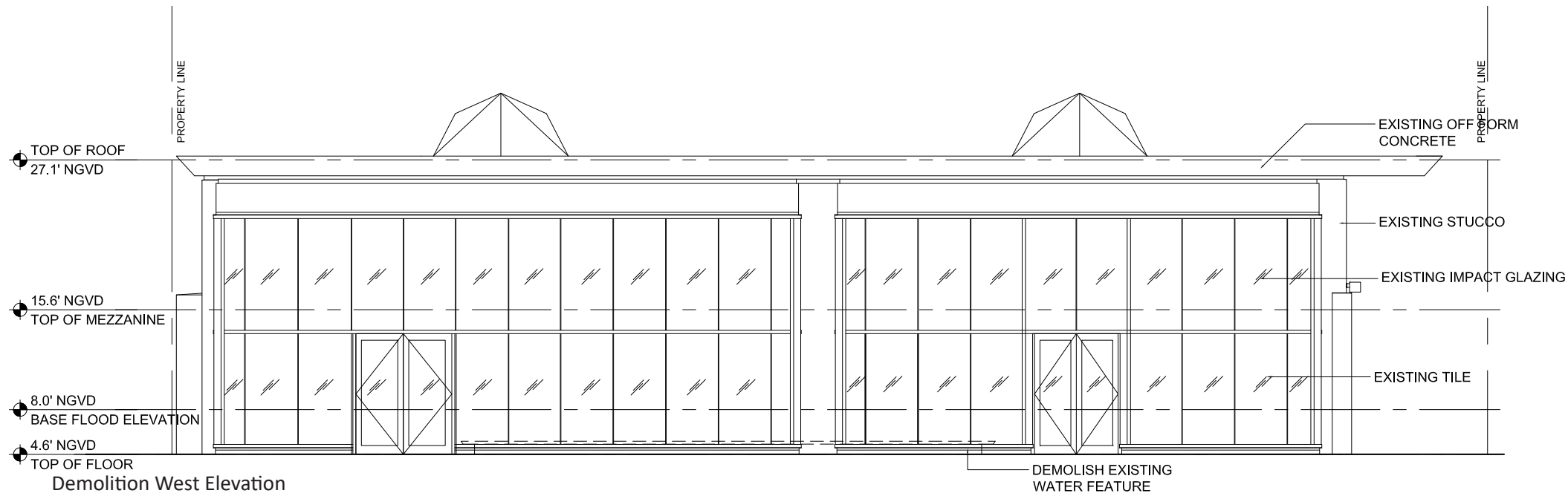
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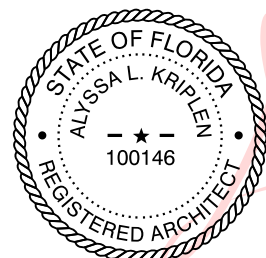
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D-201 Demolition Elevations

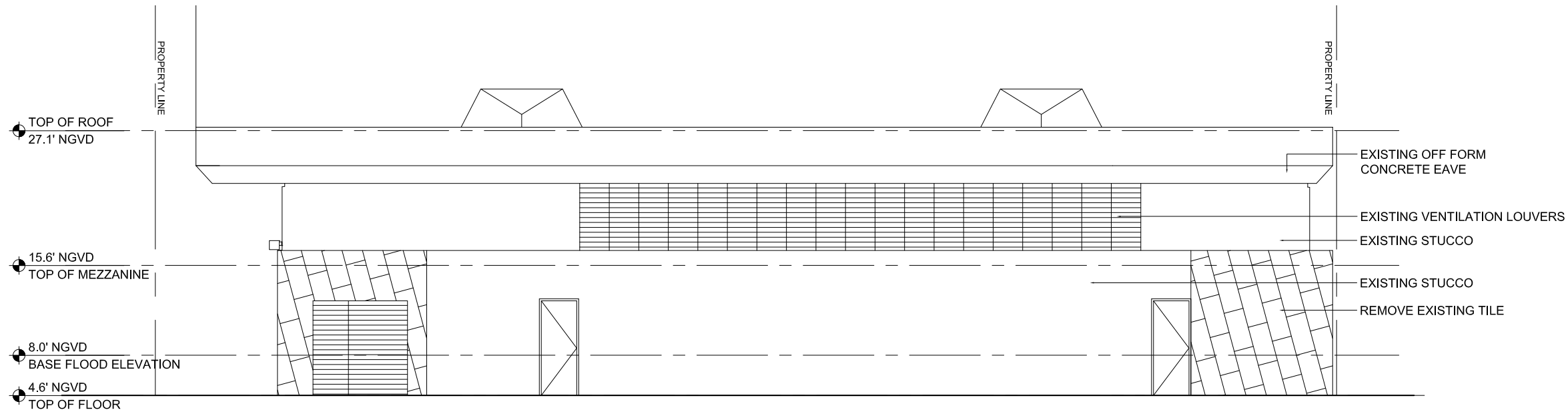


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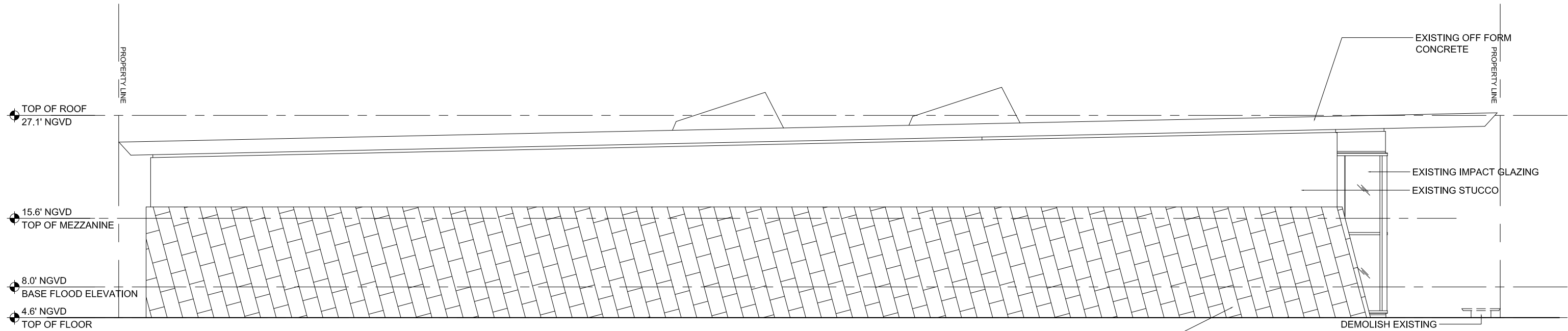
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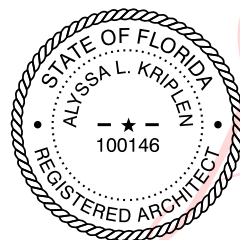


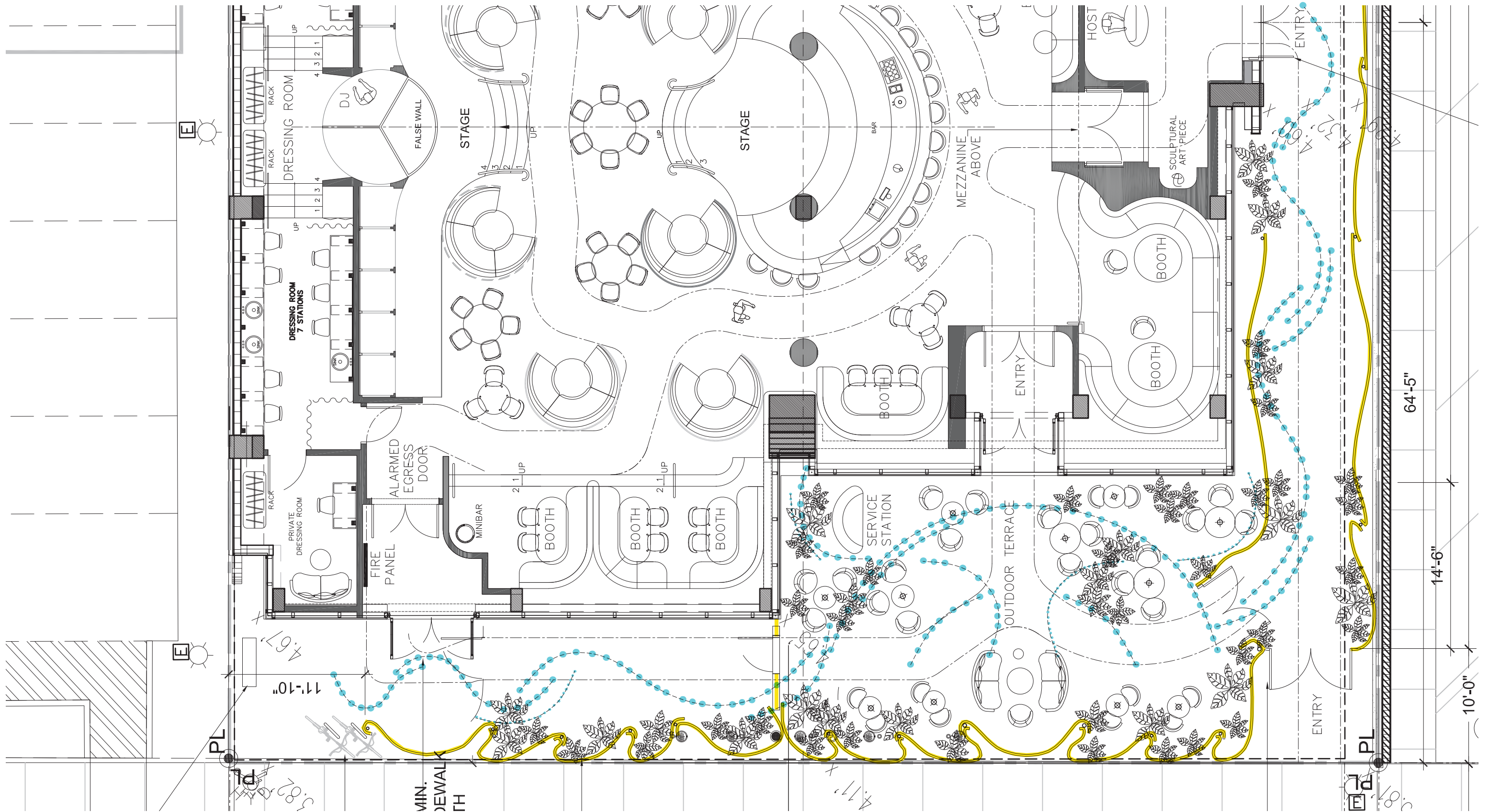


Demolition East Elevation



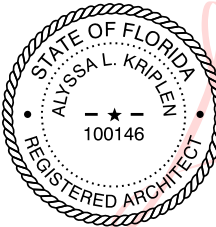
Demolition North Elevation





A-102 Enlarged Lenox Frontage Plan
scale: 1/8" = 1'-0"

- Ground level screens
- Suspended screens

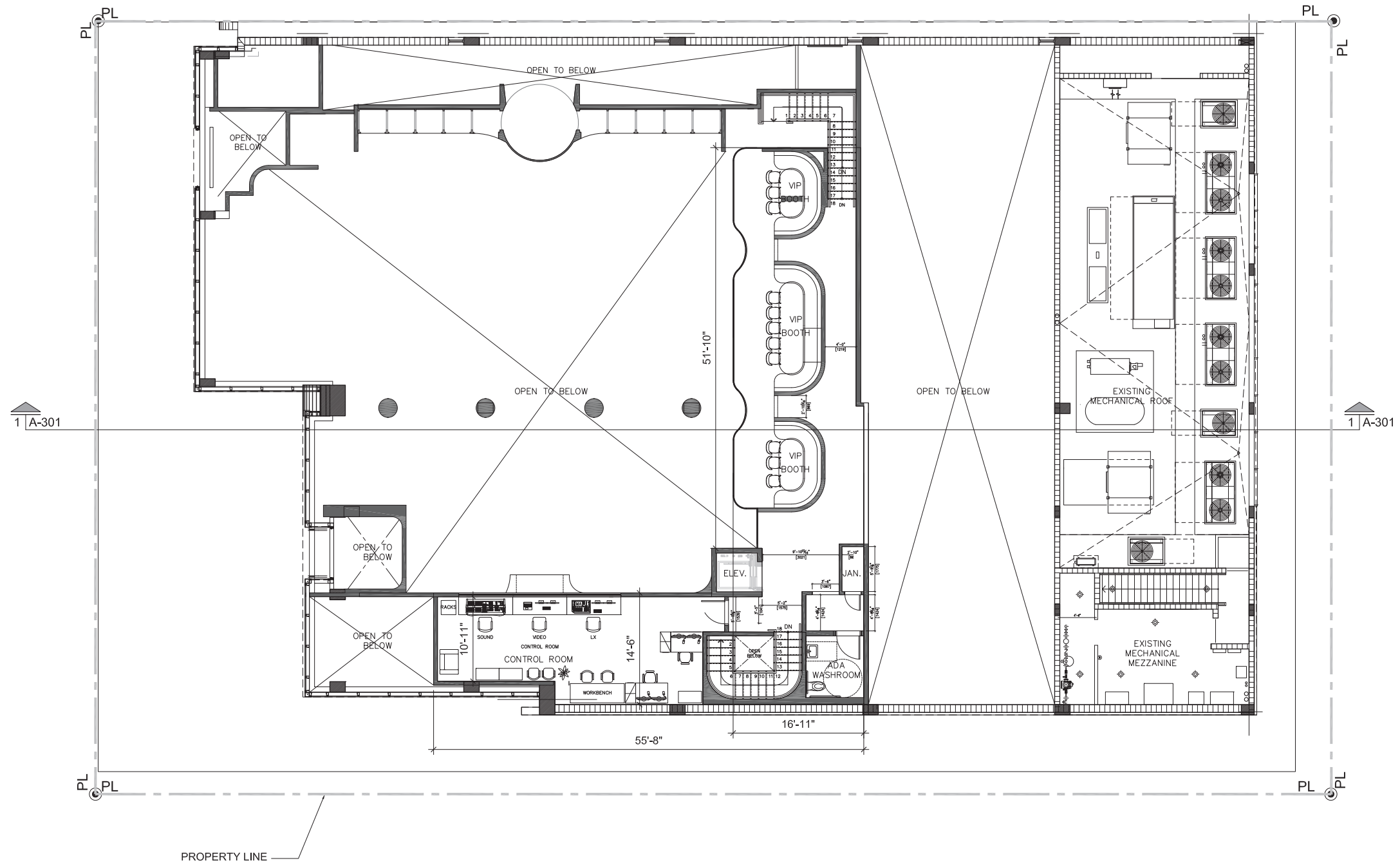


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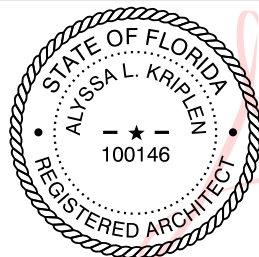
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A-103 Proposed Mezzanine Plan
scale: 1/16" = 1'-0"



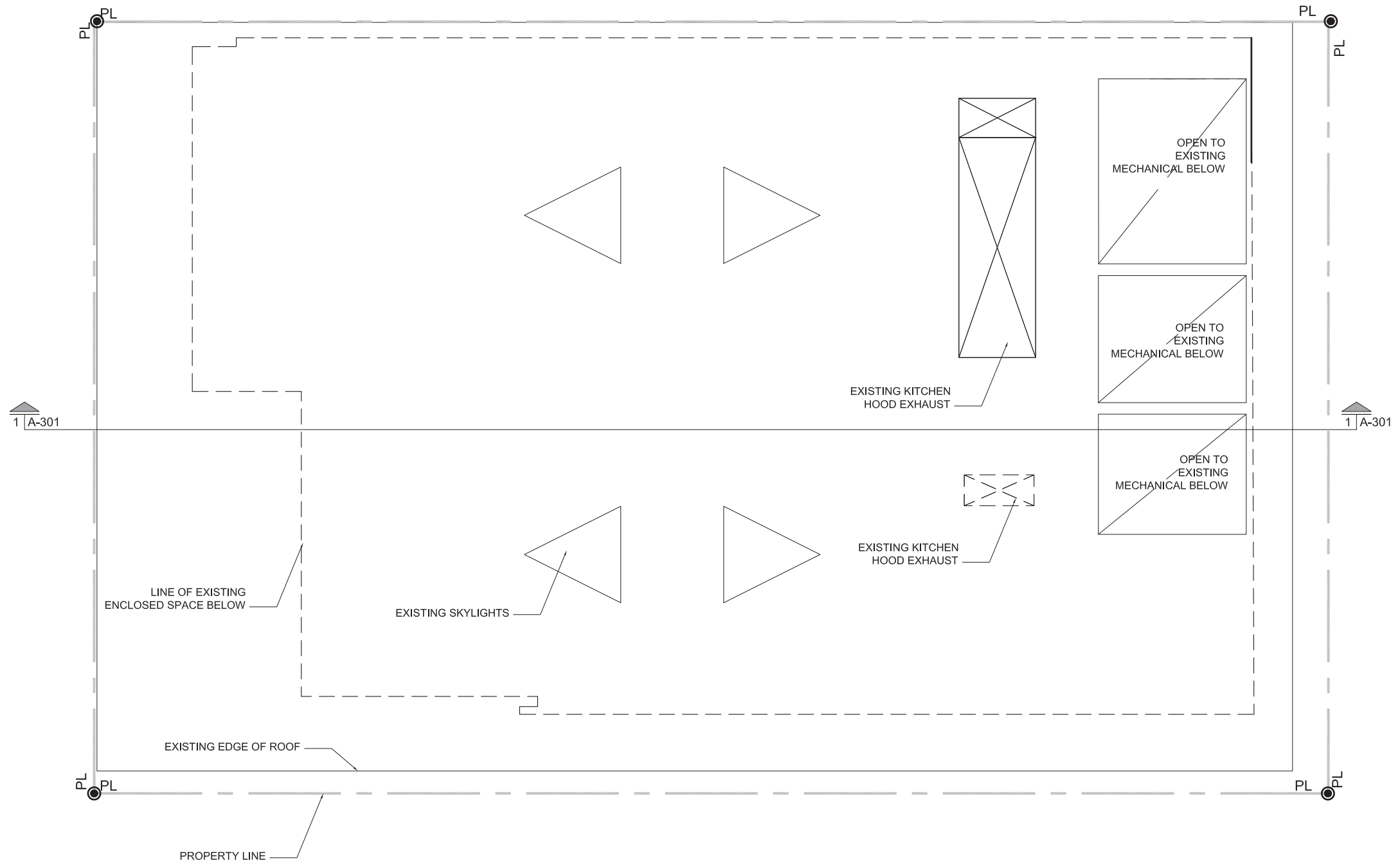
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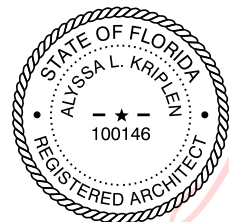
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A-104 Proposed Roof Plan
scale: 1/16" = 1'-0"



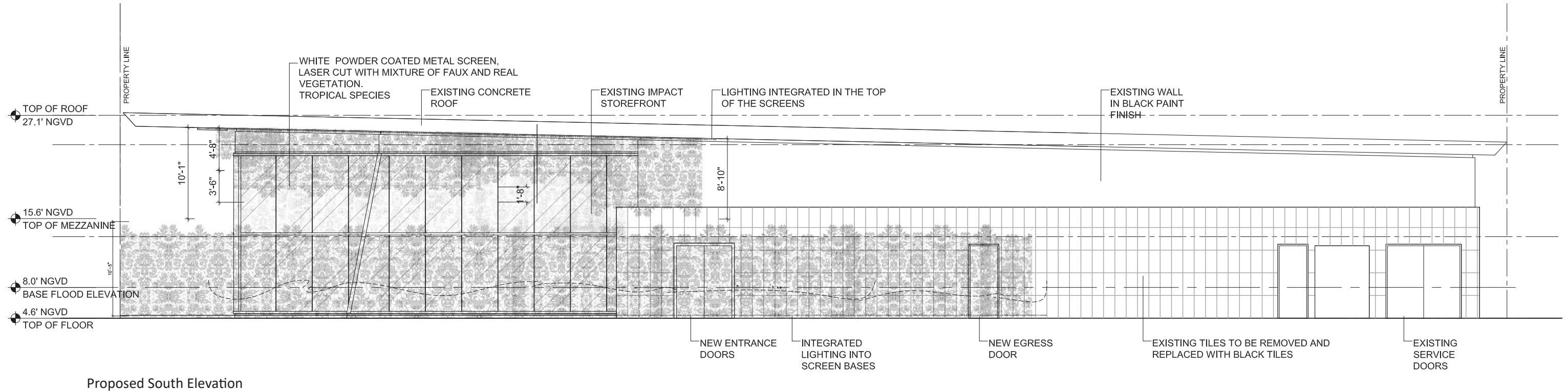
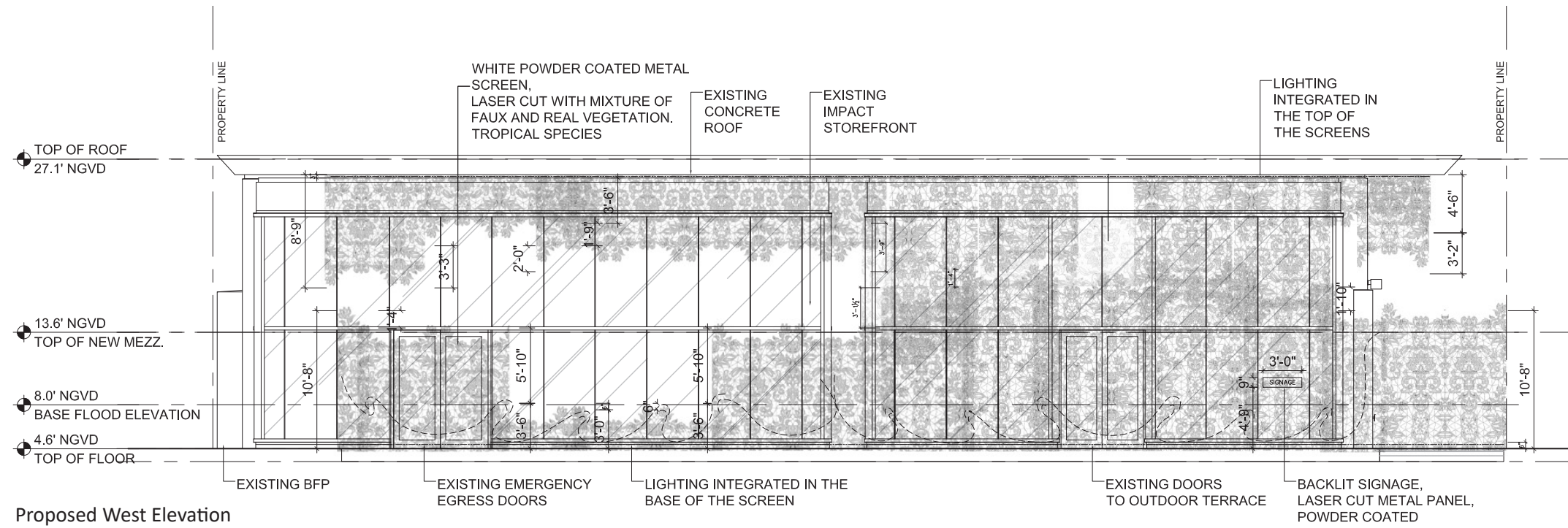
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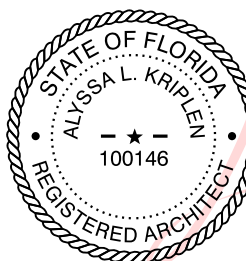
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A-201 Proposed Elevations



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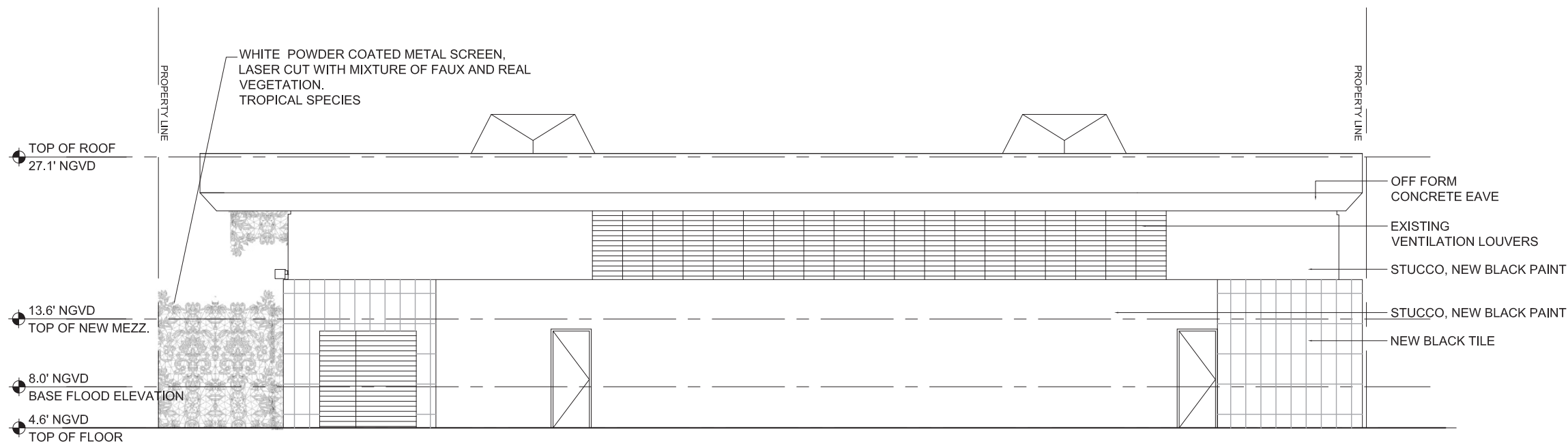
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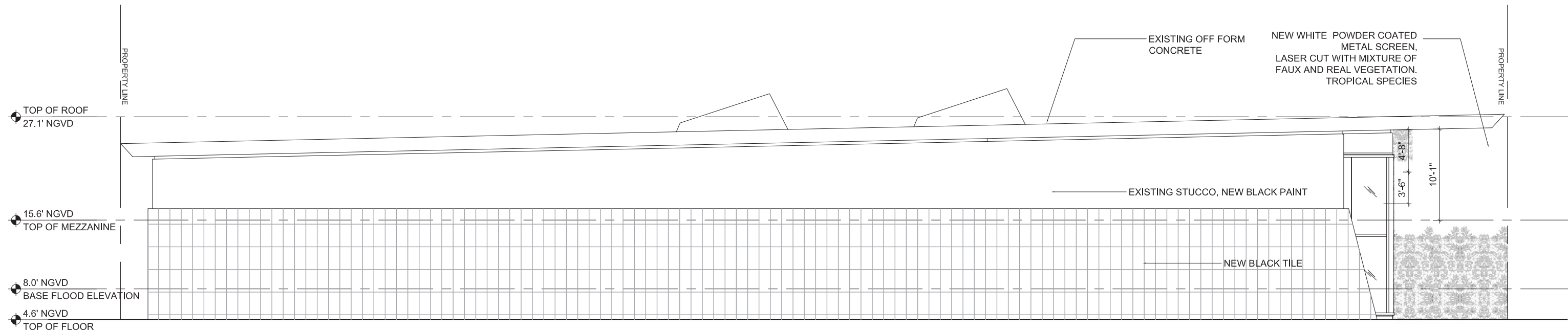
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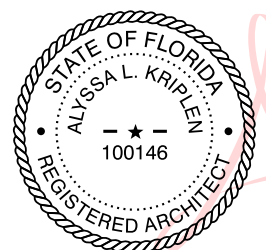
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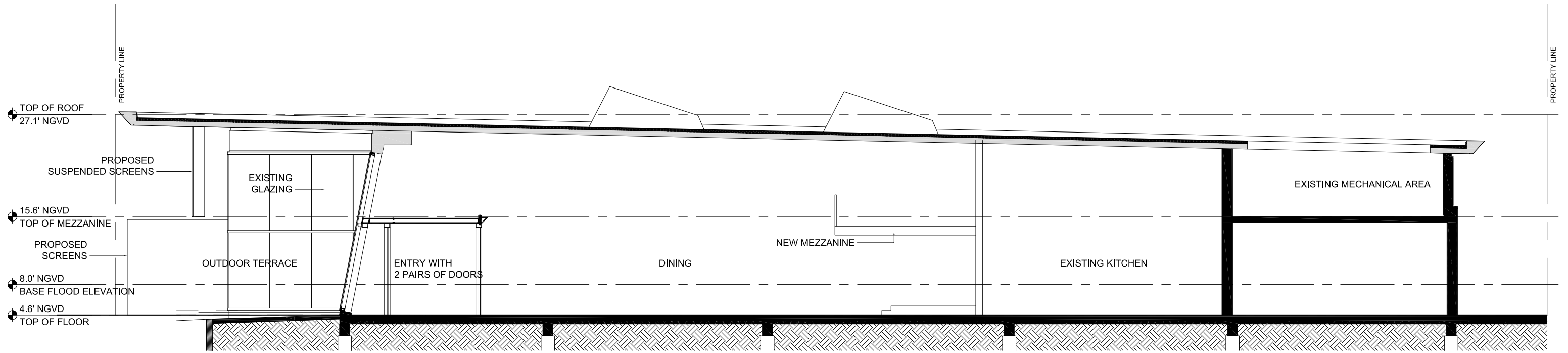


Proposed East Elevation



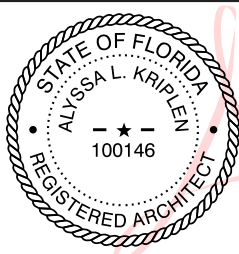
Proposed North Elevation





Proposed East-west Section

A-301 Proposed Section



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2025.04.02
18:40:51 -04'00'

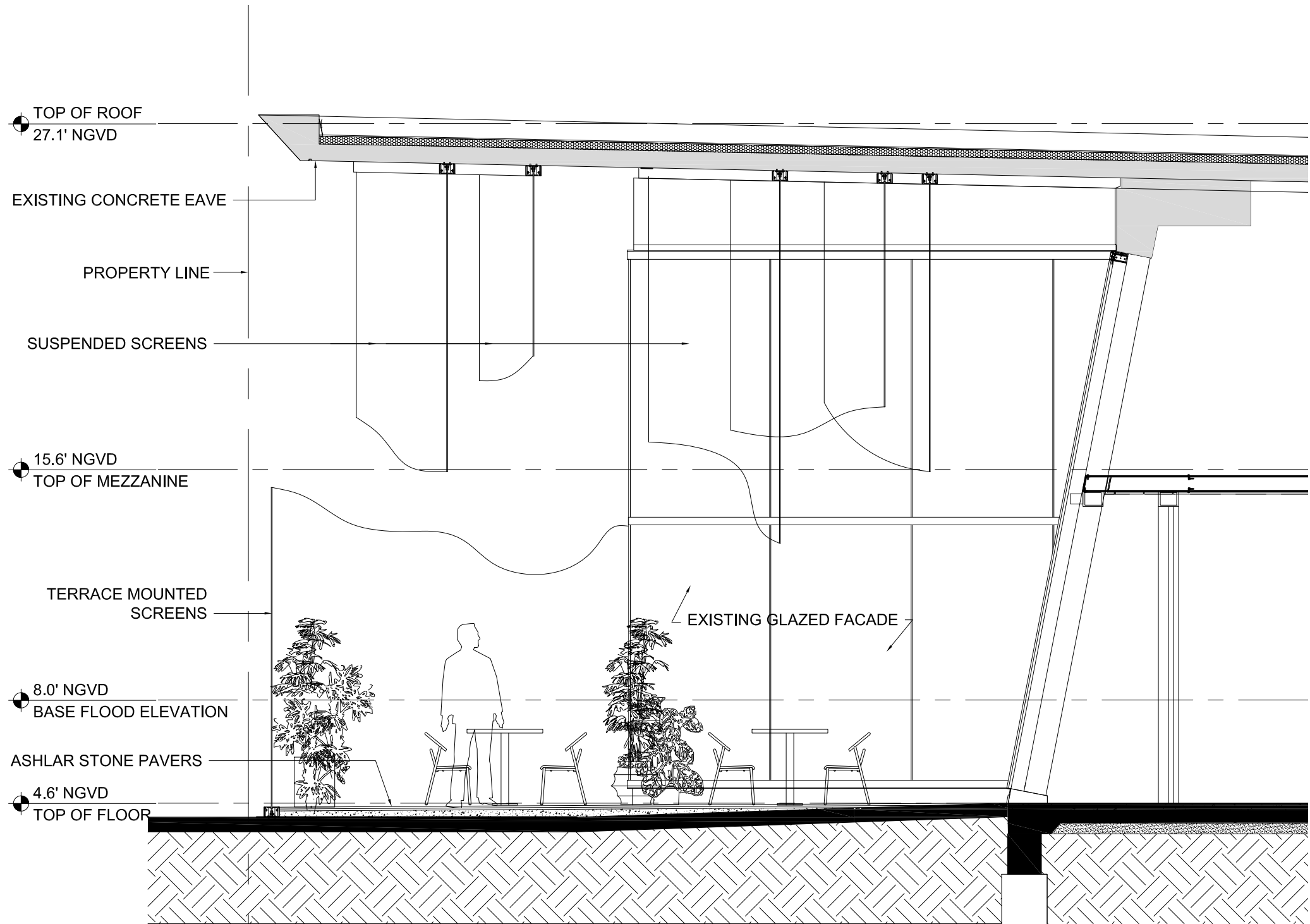
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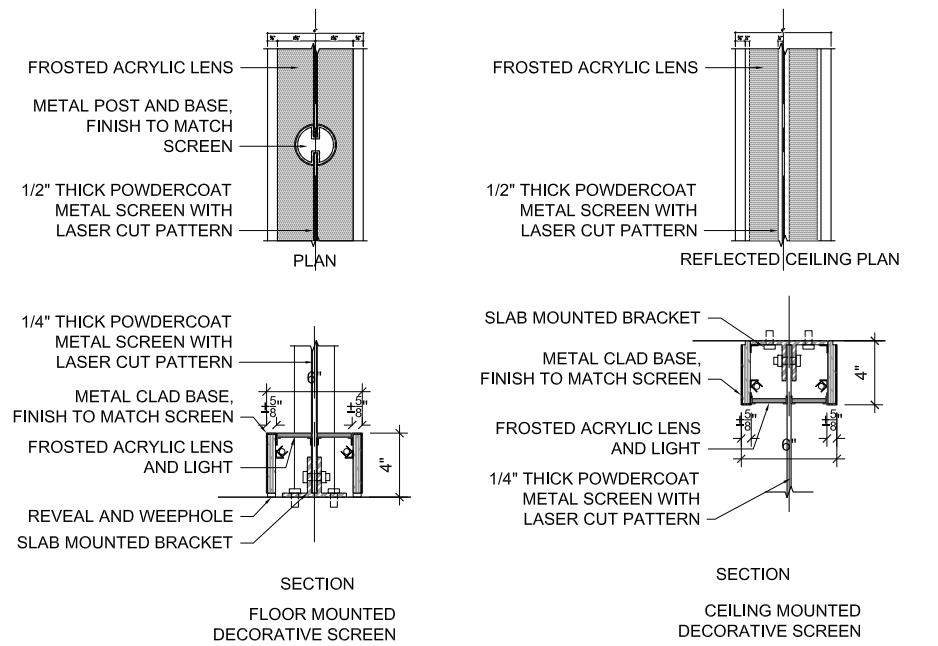
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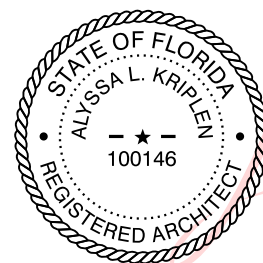


Enlarged East-west Section at Lenox Ave
Scale: 1/8" = 1'-0"



Screen Detail
Scale: 1 1/2" = 1'-0"

A-302 Proposed Enlarged Section and screen detail



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18:41:28 -04'00'

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EXISTING BLACK ALUMINUM
FRAMED IMPACT GLAZING



NEW BLACK TILE



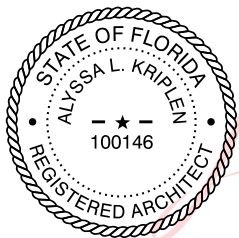
NEW LASER CUT WHITE POWDERCOATED ALUMINUM SCREENS



EXISTING OFF FORM
CONCRETE



BLACK BASALT
ASHLAR PATTERN PAVING





BLACK MAMBA BEGONIA
begonia 'black mamba'



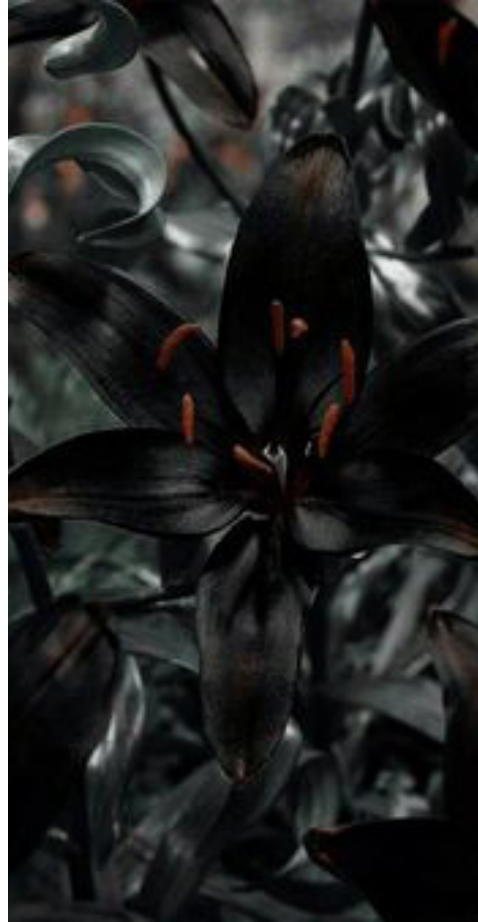
ALOCASIA BLACK MAGIC
alocasia esculent 'black magic'



BIRD OF PARADISE
strelitzia reginae



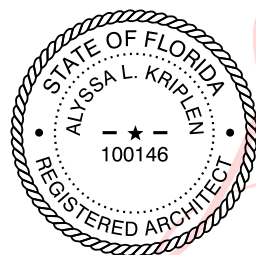
LUCKY ORANGE ORCHID
phalaenopsis lucky orange

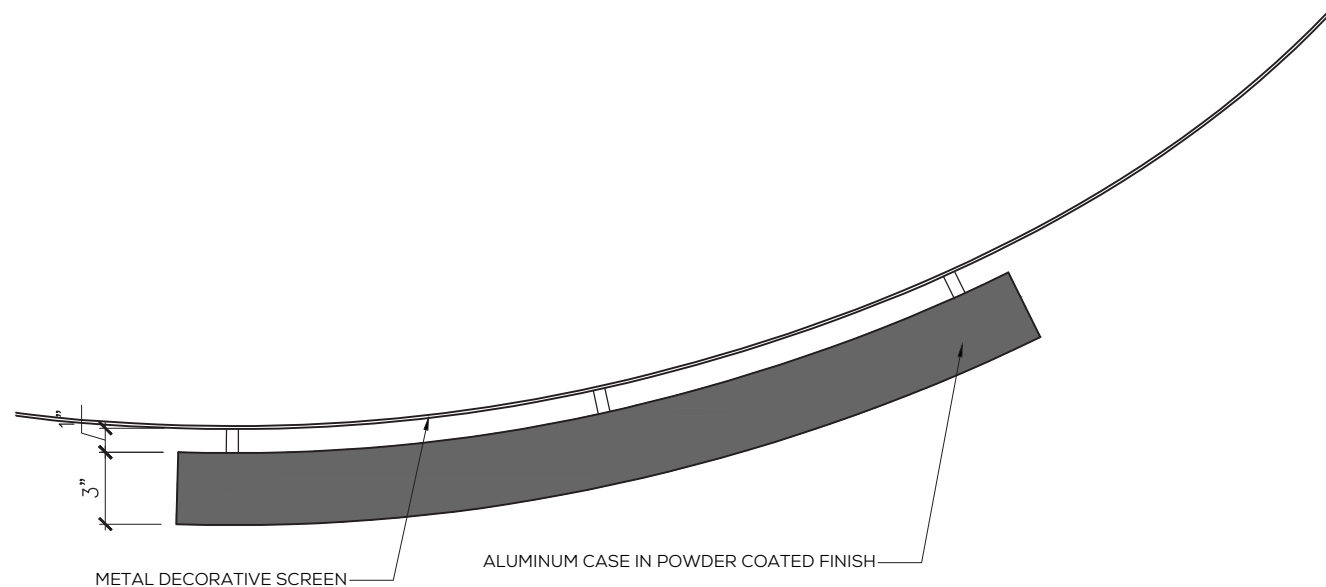


LILY 'NIGHT RIDER'
Lilium asiatic

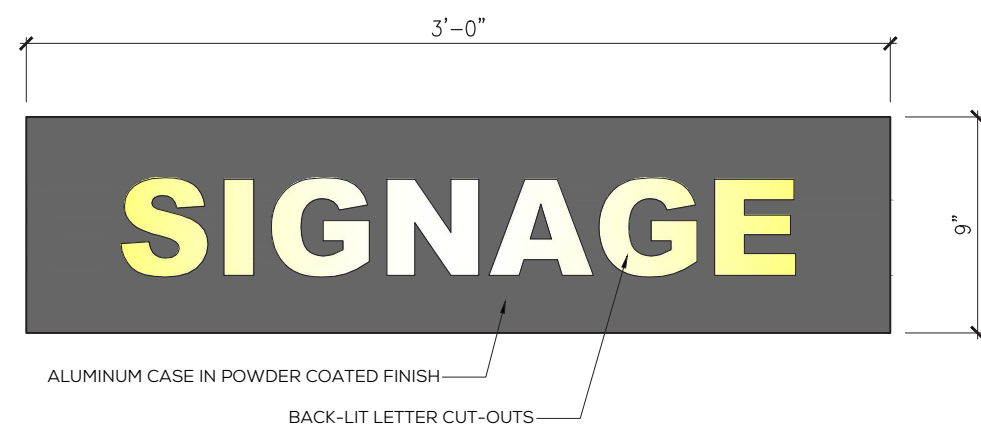


BLACK RAVEN ZZ PLANT
zamioculcas zamiifolia

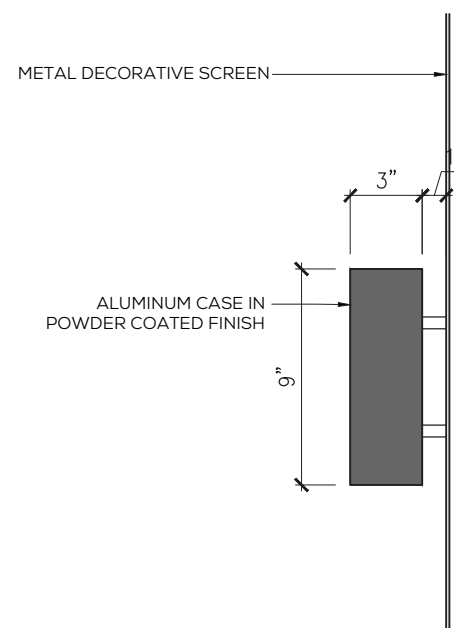




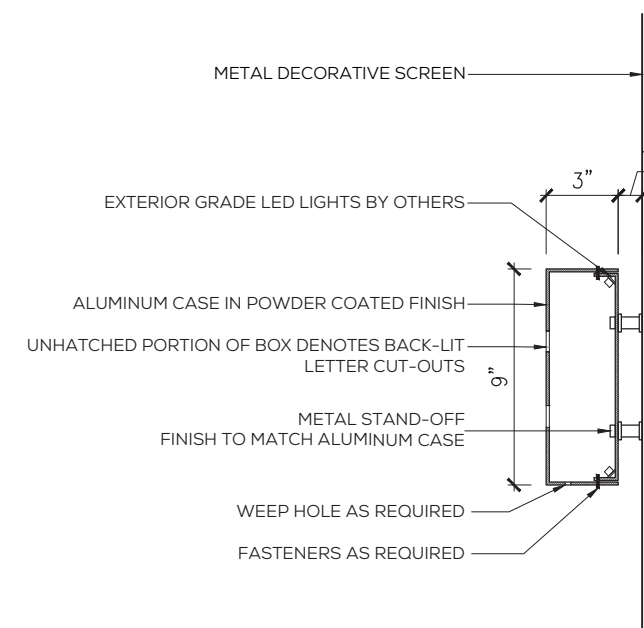
SIGNAGE PLAN



SIGNAGE FRONT ELEVATION



SIGNAGE SIDE ELEVATION



SIGNAGE SECTION