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1681 Lenox Avenue Design Review Board Final Submittal

File #24-1078 March 9th, 2025

- Scope:
- relocation of main entrance, addition of decorative screens and gates
 - addition of interior mezzanine, relocation of bar and seating
 - waiver: refer to the LOI for clarification on waiver request

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Location Plan north

A-001 Location Plan

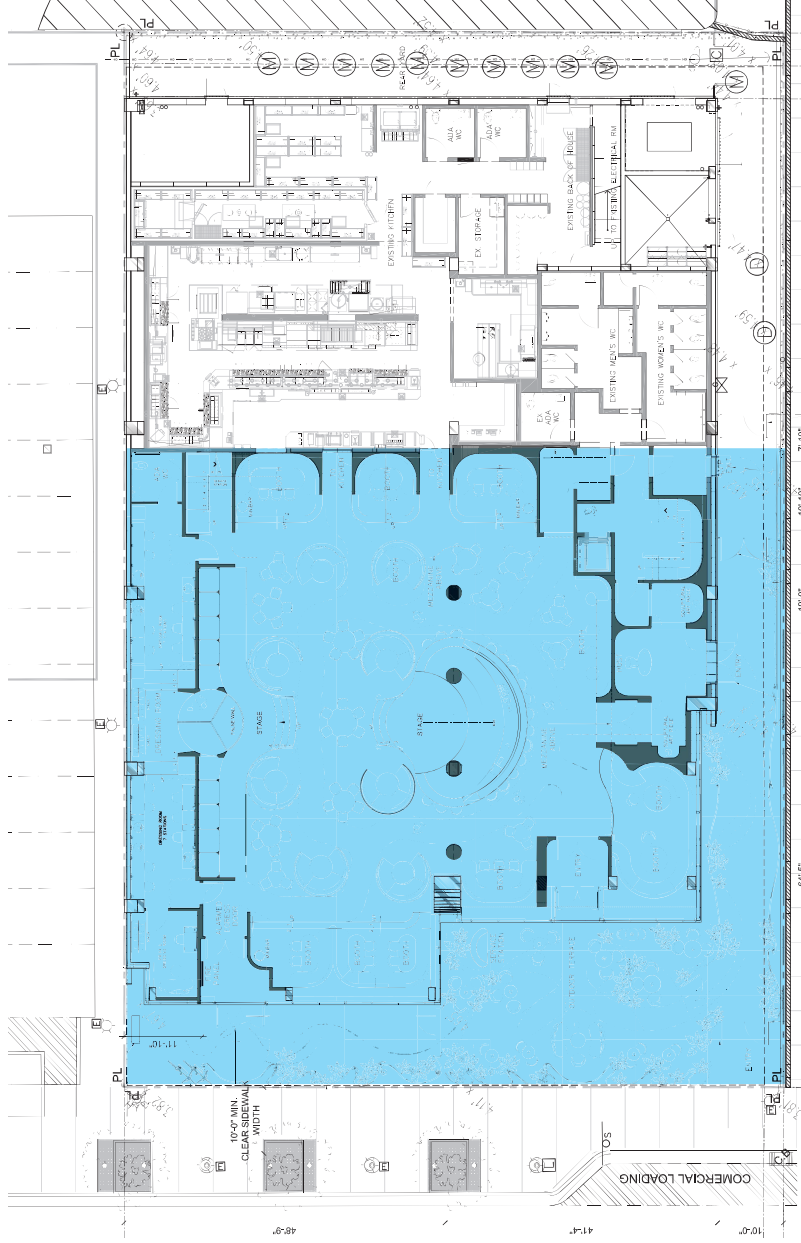
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Area of Proposed Work

A-002 Area of Proposed Work

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ITEM #	Project Information				
1	Address: 1681 Lenox Avenue	Folio number(s): DRB-22561	02-3234-004-0800	Year built: Lot Area:	2014 16,000 SF
3	Board file number(s), Determination of Architectural Significance: 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 Accessory 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				
22	Loading				

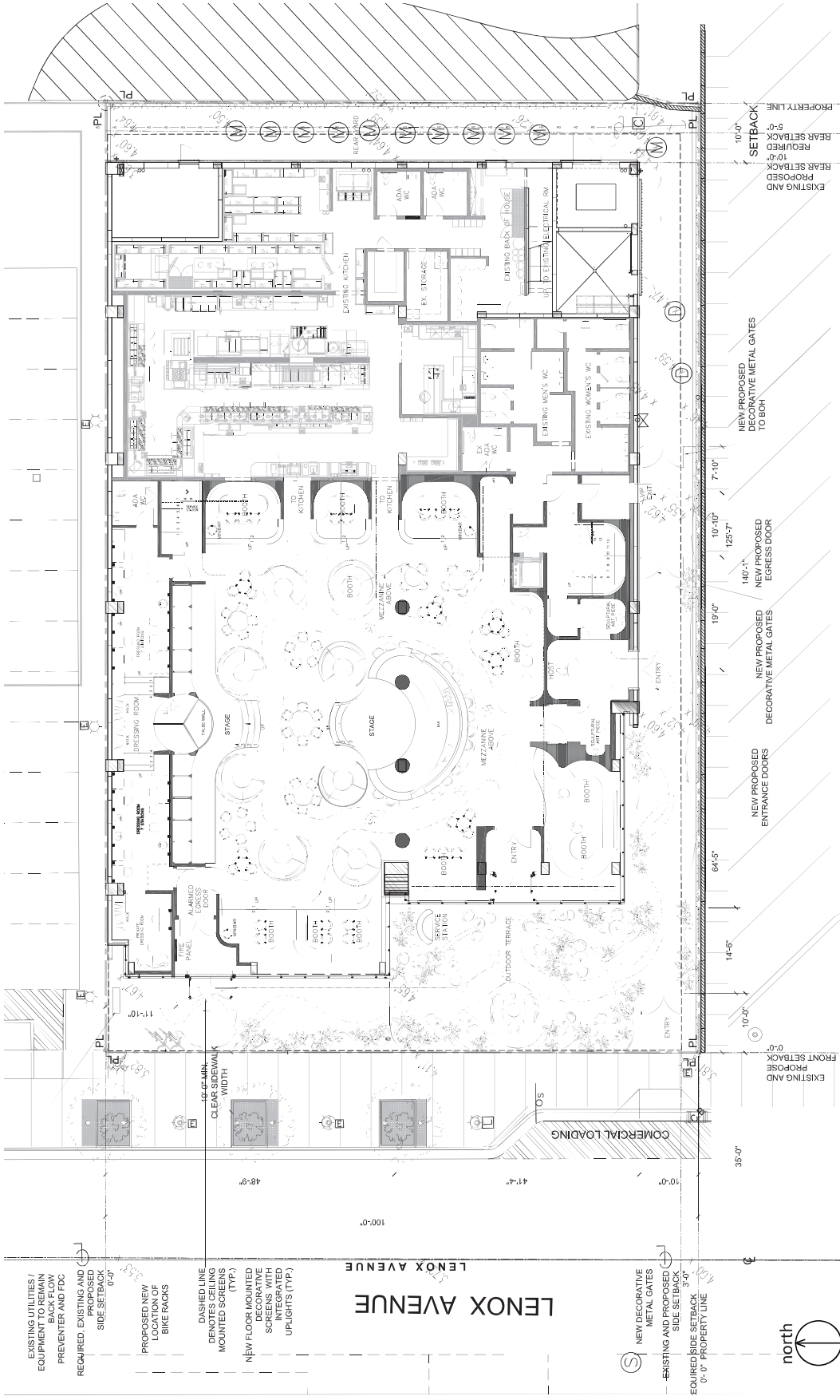
A-003 Zoning Data

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A-004 Proposed Site Plan
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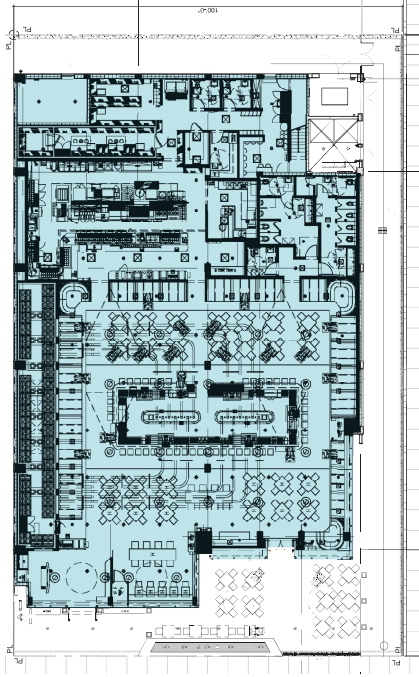
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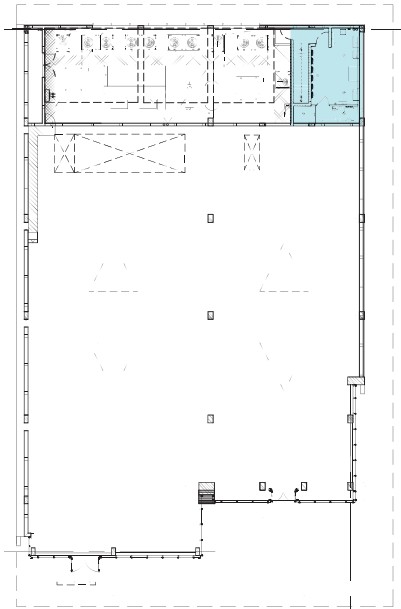
A-015 Existing and Proposed FAR Diagrams
scale: 1 1/16" = 1'-0"



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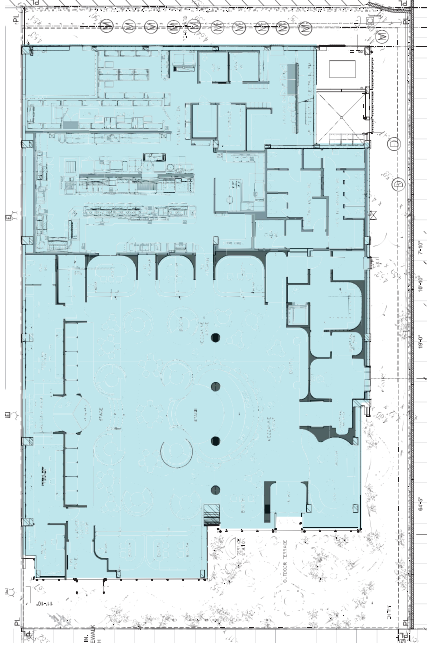


Existing Ground Floor FAR: 11,357 sf

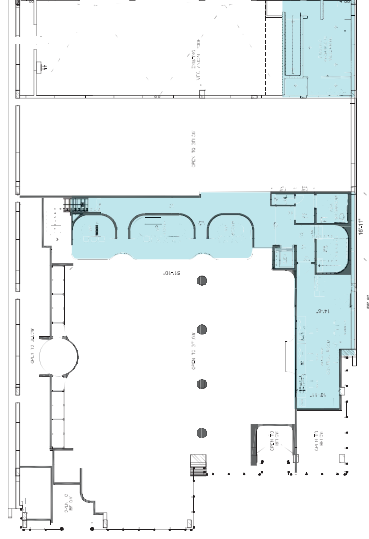


Existing Mezzanine FAR: 490 sf

Existing FAR Summary	
Ground Floor	11,357 sf
Mezzanine	490 sf
TOTAL	11,847 sf



Proposed Ground Floor FAR: 11,357 sf



Proposed Mezzanine FAR: 1797 + 490 sf

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

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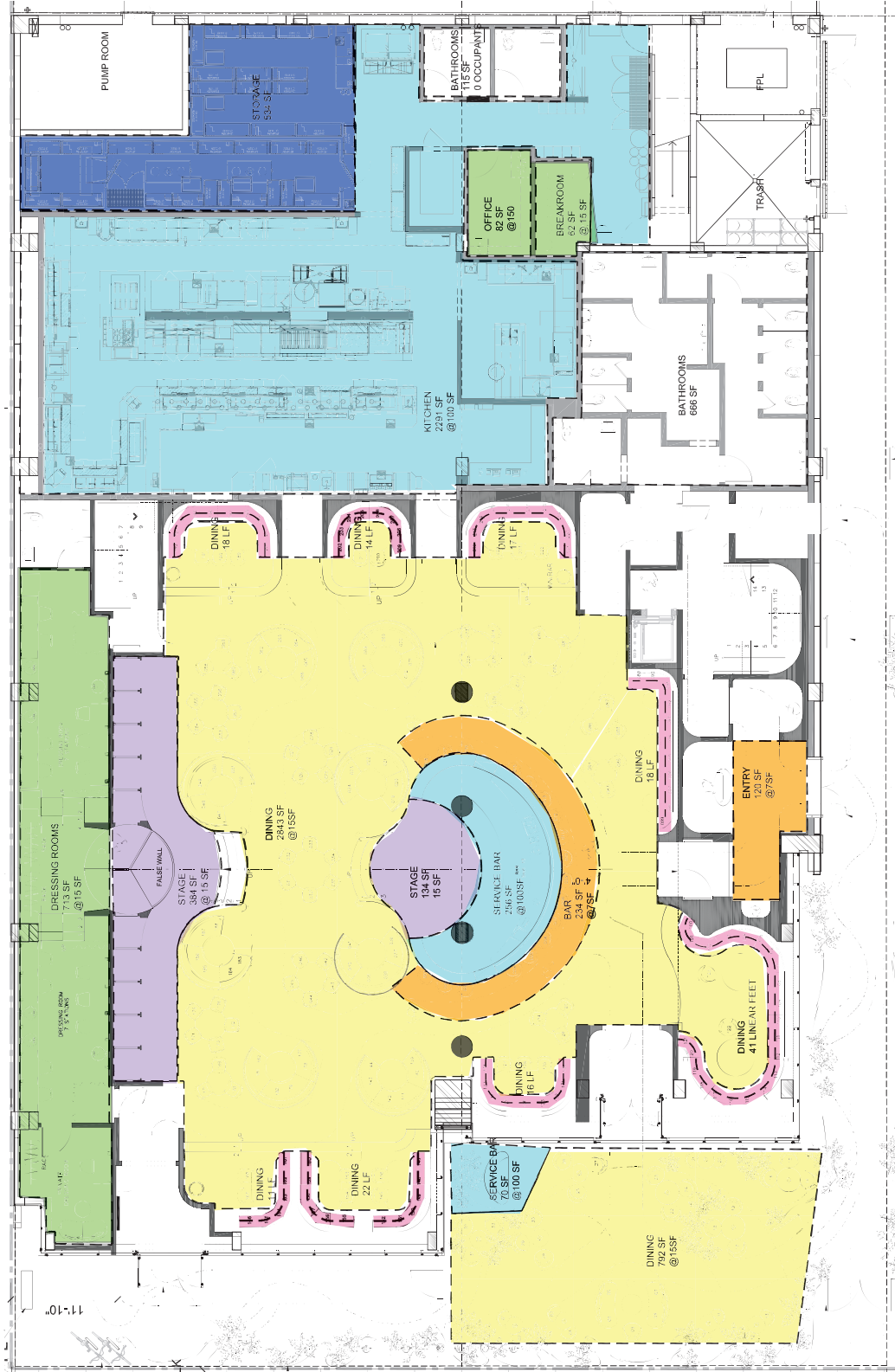
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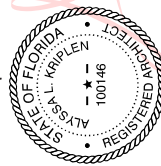


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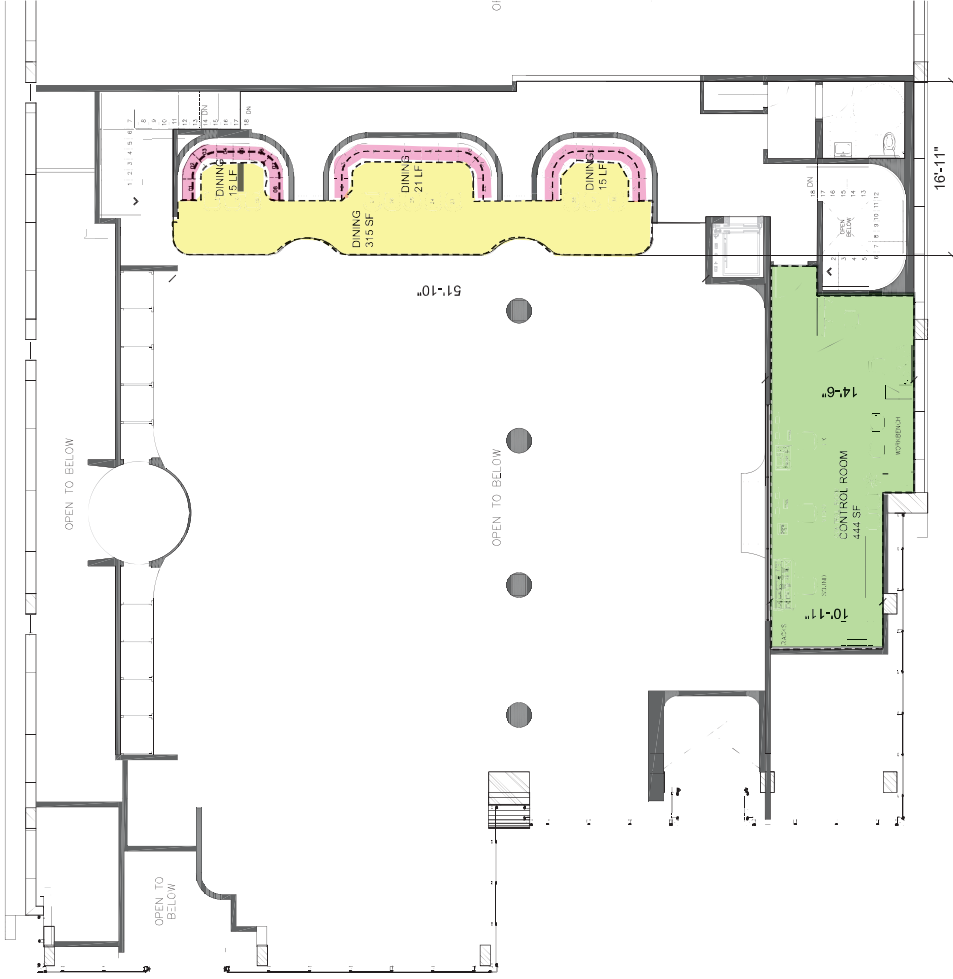
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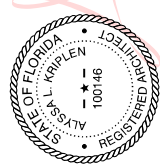
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A-017 Mezzanine Occupancy Diagram

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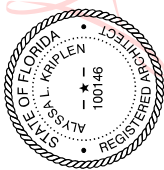
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OCCUPANCY LOAD FACTOR CALCULATION TABLE
PER NFPA 101 2018 table 7.3.1.2

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
INDOOR DINING	FIXED SEATS	157 L.F.	PER 18"	104	(FBC BOOTHS, $\frac{1}{24}$ ")
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
2ND FLOOR DINING	FIXED SEATS	51 L.F.	PER 18"	34	(FBC BOOTHS, $\frac{1}{24}$ ")
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

A-018 Proposed Occupancy Table
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