PROJECT DATA - PREVIOUSY APPROVED

AMINGO NORTH TOWER PERMIT	
): BC1910575	

Item#	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district	District 1	District 1	District 1	N/A
40	Total # of Parking spaces	1,507 —	2,032	1,934	N/A
41	Grocery/Retail Parking Required	59	17	59	N/A
	Parking Spaces removed (Refer to Parking Calculation			-98	
42	Residential Parking Required (Refer to Separate Chart for Breakdown)	1,448	1,978	1,448	N/A
43	Parking Space Dimensions	Standard: 8'-6"w x 18'-0" d ADA: 12'-0"w x 18'-0" d + 5' access path Tandem: 8'-6"w x 32'-0" d	Standard: 8'-6"w x 18'-0" d ADA: 12'-0"w x 18'-0" d + 5' access path Tandem: 8'-6"w x 32'-0" d	Standard: 8'-6"w x 18'-0" d ADA: 12'-0"w x 18'-0" d + 5' access path Tandem: 8'-6"w x 32'-0" d	N/A
44	Parking space configuration (45,60,90 Parallel)	90	90	90	N/A
45	ADA spaces Phase 3 & 4	28 ADA Parking Spaces	32 ADA Parking Spaces	28 ADA Parking Spaces	N/A
46	Tandem Spaces	N/A	1,069	1,081	N/A
47	Drive aisle Width	11' one way 22' two way	11' one way 22' two way	11' one way 22' two way	N/A
48	Valet drop off and pick up	N/A	1.00	2.00	N/A
49	Loading zones and trash collection areas	19 Loading Spaces (2 Restaurant & Retail / 17 Residential)	19 Loading Spaces (1 Retail / 18 Residential) 6 Trash Collection Areas	19 Loading Spaces (2 Restaurant & Retail / 17 Residential) 6 Trash Collection Areas	N/A
50	Bicycle parking, Location and number of racks	N/A	N/A	Short term: 12 Bicycles Long Term: 100 Bicycles	N/A

	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies		
51	Type of use	N/A	N/A	Restaurant	N/A		
52	Total # of seats	N/A	N/A	180 Seats	N/A		
53	Total # of seats per venue	N/A	N/A	N/A	N/A		
54	Total occupant content	N/A	N/A	N/A	N/A		
55	Occupant content per venue	N/A	N/A	N/A	N/A		
56	Is this a contributing building?		No				
57	Located within a Local Historic District?	No					

- Sum of side setbacks = 16% Site Setbacks would be greater of 7.5' or 8%
- 20' + 1/1 height over 50'. 50' max. Pedestal Setback + 0.10' Height over 50'. 50' max.
- 10% of Lot Depth
- 15% of Lot Depth

RS-2 Single family residential

RS-3 Single family residential

RS-4 Single family residential

CD-1 Commercial, low intensity

CD-2 Commercial, medium intensity

TH Townhome residential

- Note: Existing Sidewalk Elevation will be adjusted with the City Roadway Improvements Project ADA Spaces Required (1001 and over): 20 plus 1 for each 100 over 1000
- ADA spaces Required number is based on proposed required parking count of 1770 spaces due to reduction of unit count and revised uses.

 (10) Area of Surplus parking included in the proposed total area refer to sheet G-010A

SLAND VENETIAN WAY MONUMENT ISLAND	BELLE ISLE RM-1 GU ISLAND AVE RM-2	GU CD-2 RM-1 GU RM-1 GU
STAR IS	LAND	11TH ST
		RM-2 30H-ST RM-1
ZONING DISTRIC	residential	CD-3 Commercial, high intensity

I-1 Urban light industrial

WD-1 Waterway district

HD Hospital district MR Marine recreational

RM-3 Residential multifamily, high intensity RM-PRD Multifamily, planned residential development district

RM-1 Residential multifamily, low intensity GU Civic and government use RM-2 Residential multifamily, medium intensity CCC Convention center district

MXE Mixed use entertainment

RM-PRD-2 Multifamily, planned residential development district



N	LOCATION MAP

_						
jΕ	:N	Eŀ	RAL	<u> </u>	01	ΓE

Item # Zoning information 1a Lot 1 Address:

2 Board and file numbers

4a Lot 1 year constructed: 4b Lot 2 year constructed:

5 Based Flood Elevation:

7a Parcel I Lot Width:

7b Parcel II Lot Width:

9a Parcel I Existing use:

9b Parcel II Existing use:

10a Height RM-3

10b Height RM-2

12a FAR RM-3

12b FAR RM-2

11a Number of stories RM-3

11b Number of stories RM-2

13a Parcel I Gross Square Footage:

13b Parcel II Gross Square Footage:

13c Total Gross Square Footage:

14 Square Footage by use:

16 Number of Units Hotel

17 Number of Seats

18 Occupancy Load

Setbacks

19 Front Setback

20 Side Setback:

21 Side Setback:

23 Rear Setback:

24 Front Setback: 20

25 Side Setback: (6)

26 Side Setback: (6)

28 Rear Setback: 5'

29 Front Setback: 20'

30 Side Setback: (1) 31 Side Setback: (1)

33 Rear Setback: (4)

34 Front Setback: (2)

35 Side Setback: (3)

36 Side Setback: (3)

Tower

Subterranean

22 Side Setback facing street:

At Grade Parking Lot:

27 Side Setback facing Street: (6)

32 Side Setback facing Street: (1)

37 Side Setback facing Street: (1)

Rear Setback: (5)

Pedestal (Up to 50' in height)

15 Number of Units Residential

6 Adjusted grade (Flood+Grade/2):

8a Existing Minimum Unit Size:

8b Proposed Minimum Unit Size:

8c Required Minimum Unit Size:

Minimum Unit Size (North Tower)

Lot Area Summary

3a Lot 1 Folio number(s) 3b Lot 2 Folio number(s)

1b Lot 2 Address:

- NORTH TOWER EXISTING NUMBER OF UNITS: 614

ZONING ANALYSIS - Flamingo |1420 & 1508 Bay Road | Miami Beach, Florida

1960 Bdgs & Site / 2001 Bdgs & Site | Parcel II Zoning District:

Multifamily, Accessory Parking Garage Parcel II Proposed Use:

Parcel I Zoning District:

Grade Value in NGVD:

Parcel I Net Lot Area:

Parcel II Net Lot Area:

Net Lot Area:

Parcel I Lot Depth:

Parcel II Lot Depth:

Average Unit size (North Tower)

Existing Average Unit Size:

Proposed Average Unit Size:

Required Average Unit Size:

Existing

Central Tower (Center): 299'-1'

Garden Apartment: 89'-11"

Central Tower (Side): 131'-3"

Garden Apartment: 89'-11"

Parking Garage: 51'-9"

North Tower: 15 Stories

Parking Garage: 6 Stories

1689 Units

N/A

N/A

Existing

N/A

N/A

N/A

17.6'

29.0'

N/A

4.9'

46.9'

20.0'

99.9'

99.2'

40.0' (North Tower)

50.0'

99.9'

N/A

200.92'

40.0' (North Tower)

38.16' (North Tower Balcony)

38.16' (North Tower Balcony)

Central Tower (Center): 32 Stories Stories

Central Tower (Side):15 Stories | Central Tower (Side):15 Stories

3 147,958 GSF 239,848 GSF (10)

Townhomes: 27'-9"

Parcel I Proposed Use:

North Tower: 136'-9"

Parking Garage: 51'-9"

Townhomes: 27'-9"

South Tower: N/A

RM-3 (Residential multifamily high intensity)

3.74 to 4.55

569,614 GSF 126,319 GSF

695,933 GSF

1112 SF

550 SF

Proposed

Central Tower (Center): 299'-1'

Central Tower (Side): 131'-3"

Garden Apartment: 89'-11"

Parking Garage: 51'-9"

North Tower: 15 Stories

1441 Units

N/A

Proposed

N/A

N/A

N/A

N/A

N/A

17.6'

29.0'

N/A

4.9'

46.9'

20.0'

99.9'

N/A

99.2'

40.0' (North Tower)

38.16' (North Tower Balcony)

50.0'

99.9'

N/A

200.92'

40.0' (North Tower)

38.16' (North Tower Balcony)

Central Tower (Center): 32

Townhomes: 27'-9"

Garden Apartment: 89'-11"

North Tower: 136'-9"

Parking Garage: 51'-9"

Townhomes: 27'-9"

South Tower: N/A

Multifamily, Accessory Parking Garage

554.89 ft. (average) / 685.09 ft. (max.)

555.7 ft (average) / 635.52 ft (max.)

RM-2 (Residential multifamily medium intensity)

Multifamily, Accessory Commercial, Accessory Parking

Deficiencies

N/A - Existing to Remain

N/A - Existing to Remain N/A - Existing to Remain

N/A

N/A

Deficiencies

N/A

N/A

N/A

N/A

N/A - Existing to Remain

1420 Bay Road

1508 Bay Road

02-3233-007-0030

02-3233-007-0032 1960 Building

8.0 NGVD

5.87 to 6.28 NGVD

841 ft. aprox.

398 ft. aprox.

498 SF

655 SF

400 SF

Required

150'-0"

140'-0"

16

15

2.0 1,566,439 GSF

252,638 GSF

1,819,077 GSF

N/A

N/A

N/A

Required

20.0'

61.9'

N/A

61.9'

20.0'

61.9'

N/A

61.9'

5.0'

20.0'

99.1'

N/A

99.1'

55.6'

50.0'

99.1'

N/A

99.1'

83.4'

Multifamily, Accessory Commercial,

Accessory Parking Garage

- NORTH TOWER PROPOSED NUMBER OF UNITS: 366

: Architecture Inc -Andrew Burnett Li

DRB SUBMITTAL

08.10.2020



AA26000733 c. # AR98495

	Lot Area Summary	Required	Existing	Proposed	Deficiencies
10a	Height RM-3	150'-0"	North Tower: 136'-9" Central Tower (Center): 299'-1" Garden Apartment: 89'-11" Parking Garage: 51'-9" Townhomes: 27'-9" South Tower: N/A	North Tower: 136'-9" Central Tower (Center): 299'-1" Garden Apartment: 89'-11" Parking Garage: 51'-9" Townhomes: 27'-9" South Tower: N/A	N/A - Existing to Remain
10b	Height RM-2	140'-0"	Central Tower (Side): 131'-3" Garden Apartment: 89'-11" Parking Garage: 51'-9" Townhomes: 27'-9"	Central Tower (Side): 131'-3" Garden Apartment: 89'-11" Parking Garage: 51'-9" Townhomes: 27'-9"	N/A - Existing to Remain
11a	Number of stories RM-3	16	North Tower: 15 Stories Central Tower (Center): 32 Stories	North Tower: 15 Stories Central Tower (Center): 32 Stories	N/A - Existing to Remain
11b	Number of stories RM-2	15	Central Tower (Side):15 Stories Parking Garage: 6 Stories	Central Tower (Side):15 Stories Parking Garage: 6 Stories	N/A - Existing to Remain
12a	FAR RM-3	2.75	4.05	~~4.04~~	N/A - Existing to Remain
12b	FAR RM-2	2.0	1.17	1.47	N/A - Existing to Remain
13a	Parcel I Gross Square Footage:	1,566,439 GSF	2,308,988 GSF	2,303,070 GSF	N/A - Existing to Remain
13b	Parcel II Gross Square Footage:	252,638 GSF	(147,436 GSF)	186,301 GSF	N/A - Existing to Remain
13c	Total Gross Square Footage:	1,819,077 GSF	2,456,424 GSF	2,489,371 GSF	
14	Square Footage by use:	N/A			
15	Number of Units Residential	N/A	1689 Units	1449 Units	N/A
16	Number of Units Hotel	N/A	N/A	N/A	N/A
17	Number of Seats	N/A	N/A	N/A	N/A
18	Occupancy Load	N/A			
	Setbacks	Required	Existing	Proposed	Deficiencies
	Subterranean:	•	Ţ,		
19	Front Setback:	20.0'	N/A	N/A	N/A
20	Side Setback:	61.9'	N/A	N/A	N/A
21	Side Setback:	N/A	N/A	N/A	N/A
22	Side Setback facing street:	61.9'	N/A	N/A	N/A

16	Number of Units Hotel	N/A	N/A	N/A	N/A
17	Number of Seats	N/A	N/A	N/A	N/A
18	Occupancy Load	N/A			
	Setbacks	Required	Existing	Proposed	Deficiencies
	Subterranean:	-		-	
19	Front Setback:	20.0'	N/A	N/A	N/A
20	Side Setback:	61.9'	N/A	N/A	N/A
21	Side Setback:	N/A	N/A	N/A	N/A
22	Side Setback facing street:	61.9'	N/A	N/A	N/A
23	Rear Setback:	0.0'	N/A	N/A	N/A
	At Grade Parking Lot:				
24	Front Setback: 20'	20.0'	17.6'	17.6'	N/A - Existing to Remain
25	Side Setback: (6)	61.9'	29.0'	29.0'	N/A - Existing to Remain
	· /				-
26	Side Setback: (6)	N/A	N/A	N/A	N/A
27	Side Setback facing Street: (6)	61.9'	4.9'	4.9'	N/A - Existing to Remain
28	Rear Setback: 5'	5.0'	46.9'	46.9'	N/A - Existing to Remain
	Dedected (Up to EQL in beight)				
29	Pedestal (Up to 50' in height) Front Setback: 20'	20.0'	20.0'	20.0'	NI/A Existing to Domesia
					N/A - Existing to Remain
30	Side Setback: (1)	99.1'	99.9'	99.9'	N/A - Existing to Remain
31	Side Setback: (1)	N/A	N/A	N/A	N/A
32	Side Setback facing Street: (1)	99.1'	99.2'	99.2'	N/A - Existing to Remain
33	Rear Setback: (4)	55.6'	40.0' (North Tower) 38.16' (North Tower Balcony)	40.0' (North Tower) 38.16' (North Tower Balcony)	N/A - Existing to Remain
	Towar				
_	Tower				
34	Front Setback: (2)	50.0'	50.0'	50.0'	N/A - Existing to Remain
35	Side Setback: (3)	99.1'	99.9'	99.9'	N/A - Existing to Remain
36	Side Setback: (3)	N/A	N/A	N/A	N/A
37	Side Setback facing Street: (1)	99.1'	200.92'	200.92'	N/A - Existing to Remain
38	Rear Setback: (5)	83.4'	40.0' (North Tower) 38.16' (North Tower Balcony)	40.0' (North Tower) 38.16' (North Tower Balcony)	N/A - Existing to Remain

Item #	Parking	Required	Existing	Proposed	Deficiencies
	Parking district	District 1	District 1	District 1	N/A
40	Total # of Parking spaces	1,513	2,032	1,870	N/A
41_	Grocery/Retail Parking Required	49	17	49	N/A
	Surplus Parking spaces (refer to Parking calculations on separate sheet - 162 spaces removed) (10)			357	
42	Residential Parking Required (Refer to Separate Chart for Breakdown)	1,464	1,978	1,464	N/A
		Standard: 8'-6"w x 18'-0" d ADA: 12'-0"w x 18'-0" d + 5' access path	Standard: 8'-6"w x 18'-0" d ADA: 12'-0"w x 18'-0" d	Standard: 8'-6"w x 18'-0" d ADA: 12'-0"w x 18'-0" d	
43	Parking Space Dimensions	Tandem: 8'-6"w x 32'-0" d	+ 5' access path	+ 5' access path	N/A
44	Parking space configuration (45,60,90	90	90	90	N/A
45	ADA spaces Phase 3 & 4	26 ADA Parking Spaces	32 ADA Parking Spaces	26 ADA Parking Spaces	N/A
46	Tandem Spaces	N/A	1,069	1,081	N/A
47	Drive aisle Width	11' one way 22' two way	11' one way 22' two way	11' one way 22' two way	N/A
48	Valet drop off and pick up	N/A	1.00	2.00	N/A
49	Loading zones and trash collection areas	19 Loading Spaces (2 Restaurant & Retail / 17 Residential)	19 Loading Spaces (1 Retail / 18 Residential) 6 Trash Collection Areas	19 Loading Spaces (2 Restaurant & Retail / 17 Residential) 6 Trash Collection Areas	N/A
50	Bicycle parking, Location and number of racks	N/A	N/A	Short term: 12 Bicycles Long Term: 100 Bicycles	N/A

	Restaurants, Cafes, Bars, Lounges,	Required	Existing	Proposed	Deficiencies
51	Type of use	N/A	N/A	Restaurant	N/A
52	Total # of seats	N/A	N/A	180 Seats	N/A
53	Total # of seats per venue	N/A	N/A	N/A	N/A
54	Total occupant content	N/A	N/A	N/A	N/A
55	Occupant content per venue	N/A	N/A	N/A	N/A

56	Is this a contributing building?	No
57	Located within a Local Historic District?	No

Note: RM-2 added FAR for improvements in the Garden Apartments corridor added at level 7. Existing area from DRB 2017 was 146,149sf. This area was corrected and is now 147,436sf. Total proposed RM-2 FAR is 149,001sf which includes area increase of 890sf added in Phase 1 permit, plus 675sf added in this application for the Gym apartments.

Phase 5 total: 354 spaces of surplus parking FAR in enclosed parking on RM-2: 123 spaces on level 2 = 20,200 sf of FAR 118 spaces on level 3 = 17,100 sf of FAR

113 spaces on level 7 roof not enclosed and not counted as FAR

Total enclosed surplus parking FAR added to RM-2 = 37,300sf

- (1) Sum of side setbacks= 16% Site Setbacks would be greater of 7.5' or 8%
- (2) 20' + 1/1 height over 50'. 50' max.
- (3) Pedestal Setback + 0.10' Height over 50'. 50' max.
- (4) 10% of Lot Depth
- (5) 15% of Lot Depth
- (6) 5' or 5% of Lot Width
- (7) Note: Existing Sidewalk Elevation will be adjusted with the City Roadway Improvements Project
- (8) ADA Spaces Required (1001 and over): 20 plus 1 for each 100 over 1000
- (9) ADA spaces Required number is based on proposed required parking count of 1513 spaces due to reduction of unit count a...
- (10) Area of Surplus parking included in the proposed total RM-2 area refer to parking digram in sheet G11B.3 (Phase 5).

PROJECT DATA

M BEACH

FLAMINGO 20 BAY ROAD, MIAMI BEAG

Architecture Inc - AA26000733
Andrew Burnett Lic. # AR98495
1420

Stantec stante

Stantec Architecture In One Biscayne Tower Sui 2 South Biscayne Boule

DRB SUBMITTAL

08.03.2017 Revision 08-10-2020

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AR98495
08/10/2020

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Revision 10-06-2017

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									PAR	KING ANALYSIS - 07/12/2017	
	EXISTING					PROPOSED					
RESIDENTIAL PARKING	Existing Unit Count	Parking Credit per Unit Type	Required Parking	Proposed Unit Count	Reduced Units	Parking Credit pe Unit Type	Parking Credit	Required Parking w/Credit	NOTES		
Existing North Tower										ing Residential Parking - As per Permit awings, Rev 03/15/00	
Less than 1000 SF	361 Units	1.00	361.00	220 Units	-141 Units	1.5 per Unit	-211.50	330.00			
Between 1000 and 1200 SF	196 Units		196.00	83 Units		1.75	-197.75	145.25			
More than 1200 SF (Existing Units)	57 Units	1.00	57.00	57 Units		2.0 per Unit	0.00	114.00			
More than 1200 SF (Added Units)				86 Units	86 Units	2.0 per Unit (2017)	0.00	172.00	130-32 (6b)	2.0 spaces per unit for units above 1200 square feet	
Existing North Tower Total	614 Units		614.00	446 Units	-168.00		-409.25	761.25			
								352.00		North Tower Parking With Credit	
Existing South Tower	562 Units		562.00	562 Units	562 Units	1.0 per Unit	562.00	562.00			
Existing Visitor Spaces (per 1999 Permit Set)			32.00					32.00			
New Required Visitor				86 Units		0.1 per Unit (2017)	8.60	8.60			
Existing Central Tower	463 Units		694.50	463 Units		1.50	694.50	694.50			
Existing Garden Apartments	24 Units		36.00	24 Units		1.50	36.00	36.00			
Townhouses A, B & C - Existing	26 Units	1.50	39.00	26 Units	26 Units	1.50	39.00	39.00			
Total Residential Parking	Existing Required Resider	ntial Parking (Per Pr	1,978.00 evious Permits)	Proposed Residential Parking Required (Current with Grandfathered Parking				<u> </u>			
				BASED ON A REVERSE ENGINEERING OF THE PRE-1989 ORDINANCE				E-1989 ORDINANCE	<u>=</u>		
	EXI	STING		PROPOSED							
RETAIL PARKING	Existing Retail Area	Area per Parking Space	Required Parking	Proposed Retail Area		Area per Parking Space		Required Parking	NOTES		
Retail	5,100 GSF	300 GSF per Space	17.00	4,128 GSF		300 GSF		14.00	130-32 (37)	Retail store, coin laundry, dry cleaning receiving station, stock brokerage or personal service establishment: 1 space per 300 square feet of floor area.	
Total Commercial Parking		Existing Com	17.00 mercial Parking			Propo	sed Commercia	14.00 I Parking Required			
	FVI	CTIMO				DDODOCED					
FUTURE RESTAURANT	EXI	STING			PROPOSED		NOTEO				
PARKING	Number of Seats	Seats per Parking Space	Required Parking	Number of Seats		Seats per Parking Space		Required Parking	NOTES		
Restaurant				0 Seats		4 Seats		0.00	130-32 (36)	130-32 (36) - Restaurant Parking Requirements: Restaurants or other establishment for consumption of food or beverages on the premises: 1 space per 4 seats.	
Total Restaurant Parking						Future Ro	estaurant Parkin	0.00 g Required			

Total Nestaurant Larking		Future Restaurant Parking Required	
TOTAL PARKING REQUIRED	1,995.00	1,739.00	
TOTALTARRING REGUIRED	Existing Parking Required	Proposed Parking Required	
TOTAL PARKING PROVIDED ON	2,032.00	2,032.00	
SITE	Existing Parking on Site	Existing Parking on Site	

Surplus Parking between Pre-1989 Ordinances 37.00

Surplus Parking between Pre-1989 Current Ordinances

Total spaces Removed from Site

1,975.00 Proposed Parking To be Provided on Site

293.00

57.00

RELOCATED PARKING ANALYSIS

INLLOGF	TED FARRING ANALI	313		1		
SITE PARKING IMPACTED IN AREAS OF IMPROVEMENTS		S TO BE RELOCATE I SITE	D		Alternate if all Retail Space is a Restaurat	
Main Parking Garage (New North Drop-Off Area)					PROPOSED	
Standard Spaces		26.00		Number of Seats	Seats per Parking Space	Required Parking
Front Site Parking (New Pedestrian Plaza)				180 Seats	4 Seats	45.00
Standard Spaces		4.00				45.00
South Site Parking (New South Drop-Off Area)					Future Restaurant Park	ing Required
Standard Spaces		18.00				
ADA Spaces		4.00			Parking Required	1,770.00
North Surface Parking (Modifications for short term parking and new control						
Standard Spaces		5.00			Existing Parking on Site	2,032.00
Total Parking Removed due to Improvement	ents	57.00			Surplus Parking between Pre-1989 Current Ordinances	262.00

PREVIOUSLY APPROVED PROJECT DATA

FLAMINGO NORTH TOWER PERMIT No: BC1910575

Required Residential Parking Reduction

	EX	PROPOSED							
RESIDENTIAL PARKING	Existing Unit Count	Parking Credit per Unit Type	Required Parking	Proposed Unit Count	Reduced Units	Parking Credit per Unit Type	Parking Credit	Required Parking w/Credit	NOTES
xisting North Tower									Flamingo Existing Residential Parking - As per Permit Set Record dr Rev 03/15/00
Less than 1000 SF	361 Units		361.00	126 Units	-235 Units	1.5 per Unit	-352.50		
Between 1000 and 1200 SF	196 Units		196.00	66 Units	-130 Units	1.75	-227.50	115.50	
More than 1200 SF (Existing Units)	57 Units	1.00	57.00	57 Units	0 Units		0.00	114.00	
More than 1200 SF (Added Units)				117 Units	117 Units	2.0 per Unit (2017)	0.00	234.00	130-32 (6b) 2.0 spaces per unit for units above 1200 square feet
Existing North Tower Total	614 Units		614.00	366 Units	-248.00		-580.00	652.50	
								72.50	
xisting South Tower	562 Units		562.00	562 Units	562 Units	1.0 per Unit	562.00	562.00	0
xisting Visitor Spaces (per 1999 Permit Set)			32.00					32.00	0
ew Required Visitor				117 Units		0.1 per Unit (2017)	11.70	12.00	0
xisting Central Tower	463 Units	1.50	694.50	463 Units	463 Units	1.50	694.50	694.50	D
xisting Garden Apartments	24 Units	1.50	36.00	24 Units	0 Units	1.50	36.00		
ownhouses A, B & C - Existing	26 Units	1.50	39.00	26 Units	0 Units	1.50	39.00	39.00	D

	EXI	STING			PROPOSED			
RETAIL PARKING	Existing Retail Area	Area per Parking Space	Required Parking	Proposed Retail Area	Area per Parking Space	Required Parking	NOTES	
Retail (Phase 1 under separate Permit)	5,100 GSF	300 GSF per Space	17.00	4,128 GSF	300 GSF	14.00	130-32 (37)	Retail store, coin laundry, dry cleaning receiving station, stock brokerage or personal service establishment: 1 space per 300 square feet of floor area.
Total Commercial Parking		Existiı	17.00 ng Commercial Parking		Proposed	14.00 Commercial Parking Required		
	EXI	STING			PROPOSED			
FUTURE RESTAURANT PARKING	Number of Seats	Seats per Parking Space	Required Parking	Number of Seats	Seats per Parking Space	Required Parking	NOTES	
Restaurant (Phase 1 under separate Permit)			<u></u>	0 Seats	4 Seats	0.00	В	130-32 (36) - Restaurant Parking Requirements: Restaurants or other establishment for consumption of food or beverages on the premises: 1 space per 4 seats.
Total Restaurant Parking						0.00	₹	

Proposed Residential Parking Required (Current with Grandfathered Parking)

BASED ON A REVERSE ENGINEERING OF THE PRE-1989 ORDINANCE

mmm

1,978.00

Existing Required Residential Parking (Per Previous Permits)

FUTURE RESTAURANT PARKING	Number of Seats	Seats per Parking Space	Required Parking	Number of Seats	Seats per Parking Space	~	Required Parking	NOTES
Restaurant (Phase 1 under separate Permit)			<u></u>	0 Seats	4 Seats	△	0.00	130-32 (36) - Restaurant Parking Requirements: Restaurants or other establishment for consumption of food or beverages on the premises: 1 space per 4 seats.
Total Restaurant Parking					Future I	Restaurant Parking	0.00 g Required	
							3	
TOTAL PARKING REQUIRED			1,995.00			}	1,462.00	
TOTAL PARKING REQUIRED		Ex	xisting Parking Required			\ F	Proposed Parking Required	
TOTAL PARKING PROVIDED ON SITE			2,032.00			Ĭ	2,032.00	
TOTAL PARKING PROVIDED ON SITE			Existing Parking on Site				Existing Parking on Site	
	Surplus Parking between Pre-1989	Ordinances	37.00	Surpl	us Parking between Pre-1989 Current O		570.00	
	Sulpius Laiking between Fie-1903	Ordinances		Surpli	Total Spaces Removed From site	i dinances	162.00	
				т	otal - Surplus Parking after removal of sp	nanes	408.00)
					otal - outplus i aiking after removal of sp	Jaces	400.00	\

SITE PARKING IMPACTED IN AREAS OF IMPROVEMENTS	PARKING SPACES TO BE REMOVED FROM SITE
\cdots	
Phase 1 - under Seperarate Permit No.BC1807183. Spaces Removed due to new drop offs and valet inside garage and pedestrian plaza.	
Standard Spaces	54.00
Standard spaces removed in Phase 1 not relocated to basketball court on roof deck.	42.00
Phase 3 & 4 -under this permit - Garage Spaces converted to 150 scotter parking	
Standard Spaces converted to scotter parking	66.00
	The second secon

Total Residential Parking

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FUTURE RESTAURANT	E	XISTING			PROPOSED		
PARKING	Number of Seats	Seats per Parking Space	Required Parking	Number of Seats	Seats per Parking Space	Required Parking	NOTES
Restaurant				195 Seats	4 Seats	48.75	130-32 (36) - Restaurant Parking Requirements: Restaurants or other establishment for consumption of food or beverages on the premises: 1 space per 4 seats.
Total Restaurant Parking					Future Restaurant F	49.00 Parking Required	Tenant will apply for separate interior improvement permit for restaurant space. TOTAL RESTAURANT SEATS 195 is Existing Café 45 seats, Proposed Restaurant 150 seats

TOTAL PARKING REQUIRED	1,995.00 Existing Parking Required	1,513.00 Proposed Parking Required	
TOTAL PARKING PROVIDED ON	2,032.00	2,032.00	
SITE	Existing Parking on Site	Existing Parking on Site	

37.00 Surplus Parking between Pre-1989 Ordinances

EXISTING

361 Units

196 Units

614 Units

562 Units

463 Units

24 Units

26 Units

1689 Units

Existing

Retail Area

EXISTING

57 Units

Unit Type

1.00

1.00

1.00

1.50

1.50

1.50

Area per

Parking Space

Existing

Unit Count

RESIDENTIAL PARKING

Between 1000 and 1200 SF

Existing North Tower Total

More than 1200 SF (Existing Units)

More than 1200 SF (Added Units)

Existing Visitor Spaces (per 1999 Permit Set)

Addition Garden Apartments - Level 8.

Between 1000 and 1200 SF

Existing North Tower

Existing South Tower

New Required Visitor

Total Units

Retail

Existing Central Tower

Less than 1000 SF

More than 1200 SF

Existing Garden Apartments

Total Residential Parking

Total Commercial Parking

RETAIL PARKING

Townhouses A, B & C - Existing

Less than 1000 SF

519.00 Surplus Parking between Pre-1989 Current Ordinances Total Spaces Removed From site 162.00 Surplus total 357.00

> 1,870.00 Proposed Parking to be provided on Site

SITE PARKING IMPACTED IN AREAS OF IMPROVEMENTS	PARKING SPACES TO BE REMOVED
Phase 1 & 2 - Spaces Removed due to new drop off and pedestrian plaza	
Standard Spaces	54.00
Phase 4 x /L = (+arade Shaces converted	
Phase 3 & 4 - Garage Spaces converted to scotter parking (66 spaces converted to scooter parking - 42 removed from level 7)	108.00

PROPOS	ED PARKING SPA	ACES TO BE PR			
	Required	Provided	Suprplus	Notes	
Phase 1 & 2 Combined)	1935.00	1989.00	54.00	Surplus spaces removed.	
Phase 3 & 4 Combined)	1462.00	1870.00	408.00	Surplus spaces FAR on RM2 - Permit number BC1910575. Restaurant parking not included. Refer to G11B.2 for surplus parking calculation.	Phase 5 total of 357 spaces of surplus parking FAR in enclosed parking. RM-2: 123 spaces on level 2 = 20,200 sf of FAR 118 spaces on level 3 = 17,100 sf of FAR 116 spaces on level 7 roof not enclosed and not counted as FAR Total enclosed surplus parking FAR added to RM-2 = 37,300sf
Phase 5	1513.00	1870.00	357.00	Surplus spaces FAR on RM2	Refer to G11B.3 for Phase 5 surplus parking calculation

(Phase 5)

PROJECT DATA

Architecture Inc - AA26000733 Andrew Burnett Lic. # AR98495

DRB SUBMITTAL

08.10.2020

