



Historic Preservation Board Modification: Final Submittal

23 October 2017

601-685 Washington Avenue
Miami Beach, FL

WASHINGTON
SQUARED LLC



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SCOPE OF WORK

- PREVIOUSLY APPROVED 7-STORY MIXED-USE DEVELOPMENT CONTAINING 2-STORY PODIUM WITH GROUND FLOOR RETAIL AND SECOND FLOOR PARKING SPANNING THE ENTIRE PROPERTY AND 5-STORY HOTEL TOWER ABOVE THE PODIUM AT THE SOUTHERN HALF OF THE PROPERTY
- MODIFICATIONS TO 1) VARIANCE REQUESTED FOR SIDE YARD FACING 6TH STREET TO ADDRESS AN ERROR ON ORIGINAL SITE SURVEY 2) PROPOSED FACADE MATERIAL AND CONSTRUCTION FOR A PORTION OF THE HOTEL TOWER

REVISED

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Sheet Index

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ZONING DATA		
LEGAL DESCRIPTION		
LOTS 11,12,13,14,15,16,17,18,19,20, AND 21 OF BLOCK 34, OF OCEAN BEACH, FLA. ADDITION No1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3 AT PAGE 11 OF THE PUBLIC RECORDS OF DADE COUNTY FLORIDA.		
LYING AND BEING IN SECTION 3, TOWNSHIP 54 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.		
SITE DATA		
ADDRESS	601 WASHINGTON AVE, MIAMI BEACH FLORIDA 33139	
ZONING DESIGNATION	CD-2 (COMMERCIAL, MEDIUM INTENSITY DISTRICT WASHINGTON AVENUE ZONING INCENTIVES	
FLOOD ZONE	"AE" (ELEV. +8'-0" NGVD 29; ELEV.+ 6.45' NAVD 88)	
LOT AREA	69,437.00 SQ.FT.	68,770.00 SQ.FT.
HISTORIC DISTRICT	FLAMINGO PARK - NATIONAL REGISTER HISTORIC DISTRICT	

DEVELOPMENT REGULATIONS		
	ALLOWED/ REQUIRED	PROVIDED
F.A.R.	137,540.00 SQ.FT.	137,136.06 SQ.FT.
MAXIMUM BUILDING HEIGHT	75 FT	75 FT
MAXIMUM NUMBER OF STORIES	7	7
USES BY LEVEL		
BASEMENT = GROUND FLOOR = SECOND FLOOR = THIRD FLOOR = 4th-7th =	B.O.H. RETAIL / LOBBY / BOH PARKING AMENITIES / HOTEL HOTEL	
SETBACK REQUIREMENTS RESIDENTIAL USES SHALL FOLLOW RM-2		
FRONT (WASHINGTON AVE.) SUBTERRANEAN GROUND FLOOR ABOVE GROUND UP TO 35' IN HT. ABOVE 35' IN HT.	0'-0" 0'-0" 10'-0" 30'-0"	10'-8" 0'-0" 10'-8" 39'-9"
REAR (ALLEY) SUBTERRANEAN GROUND FLOOR ABOVE GROUND LEVEL MIN 10% OF LOT DEPTH; OR ZERO FEET FOR PARKING ABOVE THE MINIMUM TRUCK CLERANCE	0'-0" 130' X 10% = 13'-0"	2'-0" 0'-0" 5'-8" (POOL TOILETS) 8'-6" (TOWER) (VARIANCE APPROVED)
SIDE FACING A STREET (6th STREET) SUBTERRANEAN NON RESIDENTIAL USES RESIDENTIAL USES SUM OF SIDE YARDS SHALL EQUAL 16% OF THE LOT WIDTH. MIN 7.5 FT AND UP TO 20 FT.	0'-0" 0'-0" 20'-0"	186'-3" (min) 0'-0" 16'-2" (min)
SIDE FACING A STREET (7th STREET) SUBTERRANEAN NON RESIDENTIAL USES RESIDENTIAL USES SUM OF SIDE YARDS SHALL EQUAL 16% OF THE LOT WIDTH. MIN 7.5 FT AND UP TO 20 FT.	0'-0" 0'-0" 20'-0"	231'-3" 0'-0" 228'- 10"

	ALLOWED/ REQUIRED	PROVIDED
ROOM COUNT	N/A	269
ROOM SIZE	175 SF	180 SF MIN
MINIMUM HOTEL ROOM SIZE MAY BE 175 SF. PROVIDED THAT A MINIMUM OF 20% OF THE GROSS FLOOR AREA OF THE HOTEL CONSISTS OF HOTEL AMENITY SPACE THAT IS PHYSICALLY CONNECTED TO AND DIRECTLY ACCESSED FROM THE HOTEL.		
HOTEL GROSS AREA		98,426.40 SF.
AMENITY AREA	19,685.28 SF. (20%)	26,607.55 SF (27.03%)
BARS & RESTAURANTS	13,303.78 SF (MAX)	7,357.90 (27.65%)
50% OF AMENITY AREA (MAX)		
MAXIMUM BUILDING LENGTH		
UNLESS OTHERWISE APPROVED BY THE HISTORIC PRESERVATION BOARD AT ITS SOLE DISCRETION, NO PLANE OF A BUILDING SHALL CONTINUE FOR GREATER THAN 100 FT WITHOUT INCORPORATING AN OFFSET OF A MINIMUM FIVE(5) FEET IN DEPTH FROM THE SETBACK LINE.		
MAXIMUM CONTINUOUS LENGTH	100 FT.	50 FT.
PARKING REQUIREMENTS		
VARIANCE REQUIRED TO ALLOW TRIPLE STACKING (TANDEM) NO LIFTS.		
PARKING DISTRICT No.7 HOTEL (269 ROOMS) CAFE INDOOR (83 SEATS) 1/ 4SEATS CAFE OUTDOOR CABANAS (17) 1/ 2 CABANAS BARS (125 SEATS) 1/ 4SEATS POOL DECK (6,187 SF) 1/60 SF MANGROVE (3,665 SF) 1/60 SF LOBBY CAFE (25 SEATS) 1/4 SEATS RETAIL EXISTING 45,941.52 SF	0 21 EXEMPT 9 32 104 62 7 EXEMPT	0 21 0 9 32 104 62 7 0
SUBTOTAL	235	
HOTEL ROOMS 8'-6" X 16'-0" SPACES 8'-6" X 16'-0" SPACES (TANDEM) MECHANICAL LIFTS	121	87 158 111
TOTAL	356	356
LOADING REQUIREMENTS		
RETAIL 45,873 SF. HOTEL 269 ROOMS	4 4	4 4
TOTAL	8	8

CMB 142-309(5)a - HOTEL GROSS AREA CALCULATION			
Level	Name	Area	PERCENTAGE
BASEMENT	HOTEL GROSS	8,259.46 SF	8.39%
0100 LEVEL	HOTEL GROSS	5,340.11 SF	5.43%
0100 LEVEL	LOBBY	1,441.06 SF	1.46%
0200 LEVEL	HOTEL GROSS	2,404.40 SF	2.44%
0300 LEVEL	CAFE INDOOR	1,619.91 SF	1.65%
0300 LEVEL	HOTEL GROSS	15,080.75 SF	15.32%
0300 LEVEL	LOUNGE	1,227.67 SF	1.25%
0400 LEVEL	HOTEL GROSS	15,763.26 SF	16.02%
0500 LEVEL	HOTEL GROSS	15,763.26 SF	16.02%
0600 LEVEL	HOTEL GROSS	15,763.26 SF	16.02%
0700 LEVEL	HOTEL GROSS	15,763.26 SF	16.02%
		98,426.40 SF	100.00%

CMB 142-309(5)a - HOTEL AMENITY AREA CALCULATION - MINIMUM 20% OF GROSS AREA (98,426.40SF)			
Level	Name	Area	PERCENTAGE (HOTEL GROSS)
0100 LEVEL	BREEZEWAY	2,993.03 SF	3.04%
0100 LEVEL	LOBBY	1,441.06 SF	1.46%
0300 LEVEL	BAR	328.22 SF	0.33%
0300 LEVEL	CABANAS	1,684.21 SF	1.71%
0300 LEVEL	CAFE INDOOR	1,619.91 SF	1.65%
0300 LEVEL	CAFE OUTDOOR	4,419.77 SF	4.49%
0300 LEVEL	LOUNGE	1,227.67 SF	1.25%
0300 LEVEL	MANGROVE	3,506.19 SF	3.56%
0300 LEVEL	POOL	2,226.00 SF	2.26%
0300 LEVEL	POOL BAR	990.00 SF	1.01%
0300 LEVEL	POOL DECK	6,171.49 SF	6.27%
		26,607.55 SF	27.03%

CMB 142-309 (5)a - HOTEL AMENITY - BARS & RESTAURANTS AREA CALCULATION NO MORE THAN 50% OF THE TOTAL HOTEL AMENITY SPACE (26,607.55 SF)			
Level	Name	Area	PERCENTAGE OF AMENITY AREA
0300 LEVEL	BAR	328.22 SF	1.23%
0300 LEVEL	CAFE INDOOR	1,619.91 SF	6.09%
0300 LEVEL	CAFE OUTDOOR	4,419.77 SF	16.61%
0300 LEVEL	POOL BAR	990.00 SF	3.72%
		7,357.90 SF	27.65%

SEATS / PATRONS CALCULATION

Area Schedule (USE) SEATS / PATRONS OUTSIDE				
Level	Name	Area	Seats / Patrons	In/Out
0300 LEVEL	BAR		125	OUTSIDE
0300 LEVEL	CABANA		34	OUTSIDE
0300 LEVEL	CAFE OUTDOOR	4,184.68 SF	279	OUTSIDE
0300 LEVEL	MANGROVE	3,512.07 SF	235	OUTSIDE
0300 LEVEL	POOL DECK	6,080.40 SF	406	OUTSIDE
0300 LEVEL	SWIMMING POOL	2,226.67 SF	45	OUTSIDE
			1124	

Area Schedule (USE) SEATS / PATRONS INSIDE				
Level	Name	Area	Seats/Patrons	In/Out
0100 LEVEL	HOTEL LOBBY	1,453.66 SF	24	INSIDE
0300 LEVEL	CAFE INDOOR	1,619.82 SF	83	INSIDE
0300 LEVEL	LIBRARY	810.89 SF	55	INSIDE
			162	



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Zoning Data

Historic Preservation Board Modification: Final Submittal / 23 October 2017

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MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	601 Washington Avenue		
2	Board and file numbers :			
3	Folio number(s):	02-4203-004-0870,0860,0840,0850,0830,0820,0810		
4	Year constructed:		Zoning District / Over	CD-2 Washington Ave Development Regs
5	Based Flood Elevation:	AE 8	Grade value in NGVD:	6.0' NGVD
6	Lot Area:	68,770 s.f.	Lot Depth:	130'
7	Lot width:	544.17		
8	Minimum Unit Size	175 s.f.	Average Unit Size:	191 s.f.
9	Existing use:	Retail	Proposed use:	Retail & Hotel

		Maximum	Existing	Proposed	Deficiencies
10	Height:	75	17 (Varies)	75'	
11	Number of Stories:	7	1 & 2	7	
12	FAR: 2.0	137,540		137,136.06	
13	Gross square footage:			143,479.40	
14	Square Footage by use:	N/A		Hotel: 98,426.40 SF Retail: 45,053 SF	
15	Number of units Residential:	N/A	0	0	
16	Number of units Hotel:	N/A	0	269	
17	Number of seats:	N/A		SEE TABLE ATTACHED	
18	Occupancy load:	N/A		SEE TABLE ATTACHED	
19	Density (per Comprehensive Plan):			N/A	

	Setbacks	Required	Existing	Proposed	Deficiencies
	Subterranean:		N/A		
20	Front Setback:	0'	N/A	10'8	
21	Side Setback: Facing 7th Street	0'	N/A	231'-3" (NORTH)	
22	Side Setback: Facing 6th Street	0'	N/A	186'-3" (SOUTH)	
23	Side Setback facing street:	0'	N/A		
24	Rear Setback:	0'	N/A	2'-0"	
	At Grade Parking:				
25	Front Setback:		N/A		
26	Side Setback:	0	N/A		
27	Side Setback:	0	N/A		
28	Side Setback facing street:	0	N/A		
29	Rear Setback:	0	N/A		
	Pedestal:				
30	Front Setback:	0	0 / 2.25'	0'-0"	
31	Side Setback: Facing 7th Street	0	0	0'	
32	Side Setback: Facing 6th Street	0	0 / 4'-8" / (South)	0'-0"	
33	Side Setback facing street:	0		0'	
34	Rear Setback:	0	0	0'	
34.1	Front Setback above ground up to 35':	10'	0	10'-8"	
	Side Setback: Facing 7th Street	0		10'	
	Side Setback: Facing 6th Street	0		11'	
	Tower:				
35	Front Setback:	10' / 30'	N/A	Tower: 39'-9"	
36	Side Setback:		N/A	N/A	
37	Side Setback: Facing 7th Street	16% L.W. / 20'	N/A	South: 20'-1" North: 228'-10"	

38	Side Setback: Facing 6th Street	16% L.W. / 20'	N/A	16'-2"	variance required
39	Rear Setback:	Tower: 10% of L.D. = 13' Parking: 0'	0 (Varies)	BOH @ Pool Deck = 5'-8" Tower: 8'-6" Parking: 0'	variance approved

	Parking	Required	Existing	Proposed	Deficiencies
40	Parking district:	1 & 7	0		
41	Total number of parking spaces:		0	356	
42	Number of parking spaces per use (Provide a separate chart for a breakdown calculation):		0	SEE TABLE ATTACHED	
43	Number of parking spaces per level (Provide a separate chart for a breakdown calculation):		0	256 - All parking on level 2	
44	Parking Space Dimensions:			8.5' X 16'	
45	Parking Space configuration (45°,60°,90°,Parallel):			90°	
46	ADA Spaces:	6 / (with 1 Van)		(1 van)	
47	Tandem Spaces:			164	variance required
48	Drive aisle width:		22'	22'	
49	Valet drop off and pick up:		N/A	SEE SITE PLAN	
50	Loading spaces:	4 (Retail) + 4(Hotel)		8	
51	Trash collection area:				
52	Short-term Bicycle Parking, location and Number of racks:	10(Retail) + 32(Hotel)		42	
53	Long-Term Bicycle Parking, location and Number of racks	10(Retial) + 3(Hotel)		13	
	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
54	Type of use:			Restaurant, Bar	
55	Number of seats located outside on private property:			1079	
56	Number of seats inside:			105	
57	Total number of seats:			1184	
58	Total number of seats per venue (Provide a separate chart for a breakdown calculation):			SEE TABLE ATTACHED	
59	Total occupant content:				
60	Occupant content per venue (Provide a separate chart for a breakdown calculation):			SEE TABLE ATTACHED	

61	Proposed hours of operation:	SEE BUSINESS OPERATIONS PLAN			
62	Is this an NIE? (Neighborhood Impact Establishment, see CMB 141-1361):	YES			
63	Is dancing and/or entertainment proposed? (see CMB 141-1361):	YES			
64	Is this a contributing building?:	Yes			
65	Located within a Local Historic District?:	Yes			

Notes:

Please write N/A if section is Not Applicable

Any additional data must be presented in the format above



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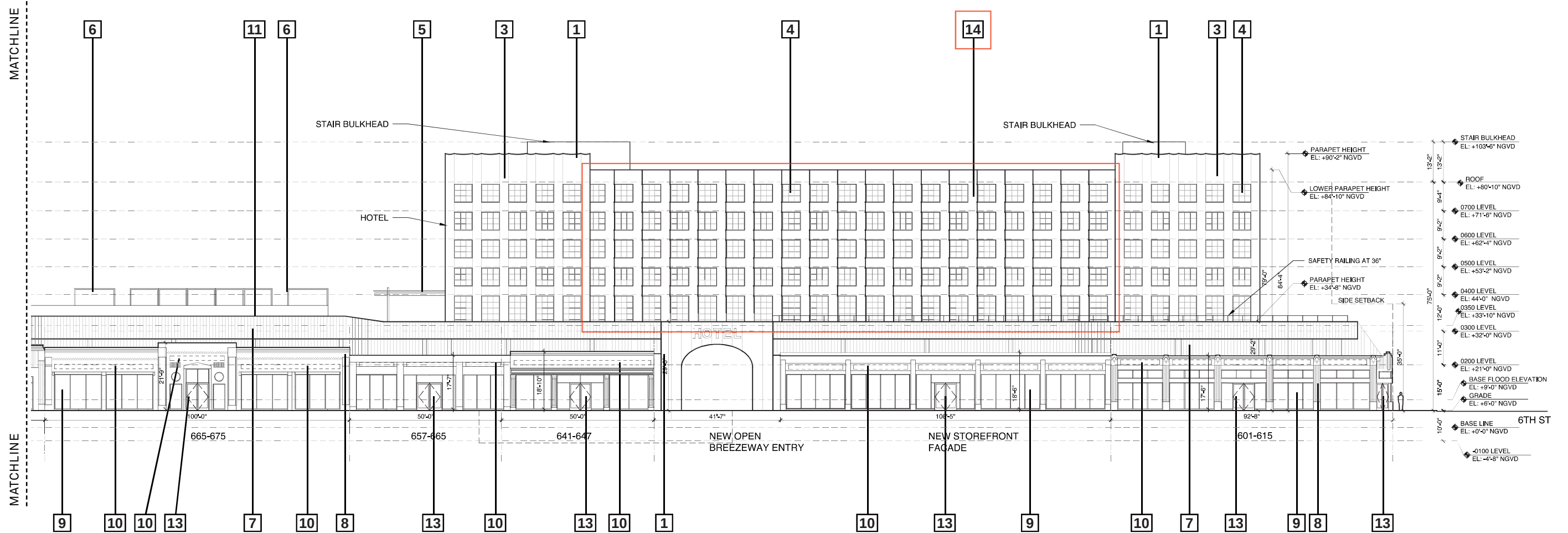
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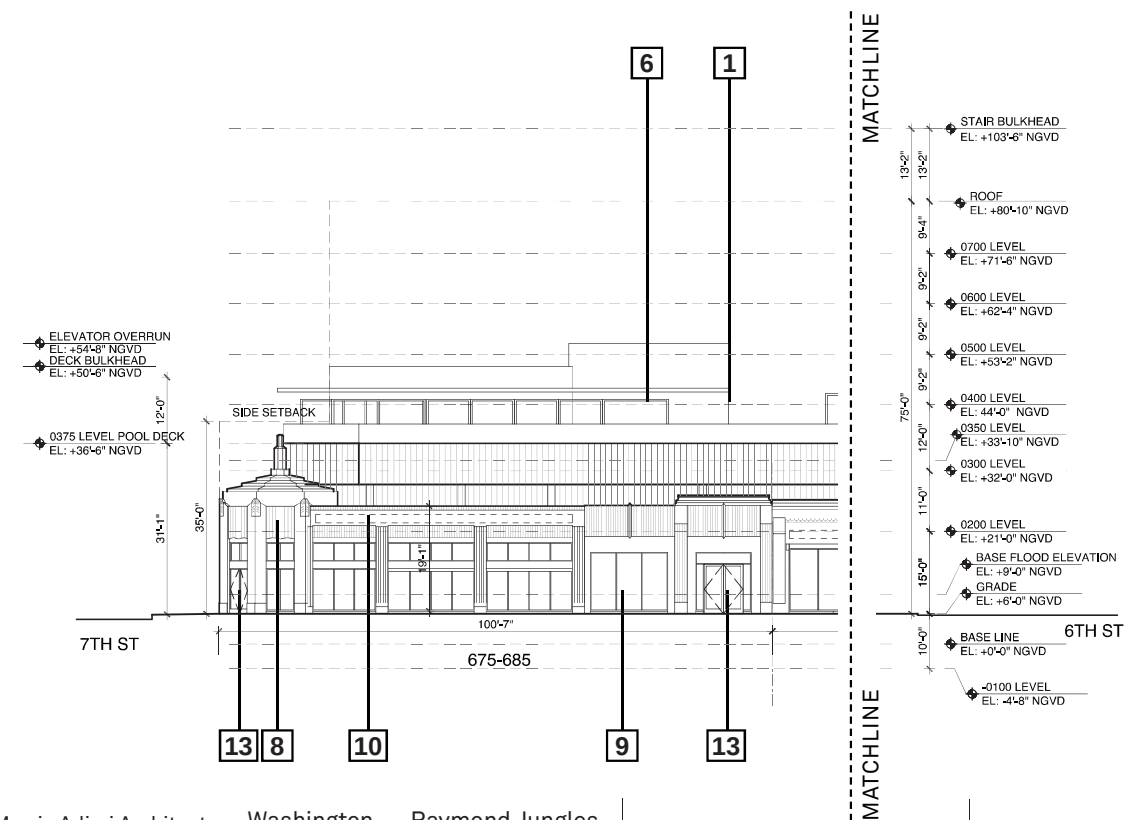
Commercial Zoning Data Sheet

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WEST ELEVATION



LEGEND

- | | | |
|--|--|---|
| 1. MASONRY - CMU OR CIP SUBSTRATE W/ SMOOTH STUCCO FINISH CUSTOM COLOR TO BE SELECTED BY ARCHITECT. | 5. PRE-ENGINEERED CANOPY WITH TENSILE FABRIC ³ | 10. AREA OF SIGNAGE INDICATED W DASHED LINE SIGNAGE TO BE METAL HELD OFF HISTORIC FACADE AND BACKLIT. |
| 2. LOUVER ASSEMBLY WITH INSECT SCREENS IN EXTRUDED ALUMINUM FRAME | 6. TRELLIS WITH FABRIC COVERING | 11. CABLE RAILING |
| 3. WALL CONSTRUCTION - GFRC PANELS OVER HEAVY GAUGE METAL FRAMING. GFRC PANELS TO HAVE CUSTOM COLOR AND FINISH SELECTED BY ARCHITECT | 7. WIRE SCREEN WITH PLANTINGS | 12. STEEL STAIR ASSEMBLY WITH CABLE GUARDRAILS |
| 4. ALUMINUM FRAME WINDOWS WITH CUSTOM KYNAR FINISH. SIMULATED DIVIDED LITES, CLEAR GLASS | 8. EXISTING STUCCO AND CAST ELEMENTS TO BE RESTORED AND PAINTED | 13. NEW ALUMINUM DOUBLE DOOR WITHIN RECESSED NICHE FINISH TO MATCH STOREFRONT MULLIONS. |
| | 9. ALUMINUM STOREFRONT ASSEMBLY WITH KYNAR FINISH AND TINTED CLEAR GLASS WITHIN EXISTING MASONRY OPENINGS. TO MEET WIND LOAD REQUIREMENTS. | 14. MASONRY - CMU SUBSTRATE W/ SMOOTH STUCCO, FINISH COLOR TO MATCH GFRC FACADE OF BUILDING BOOKENDS. |



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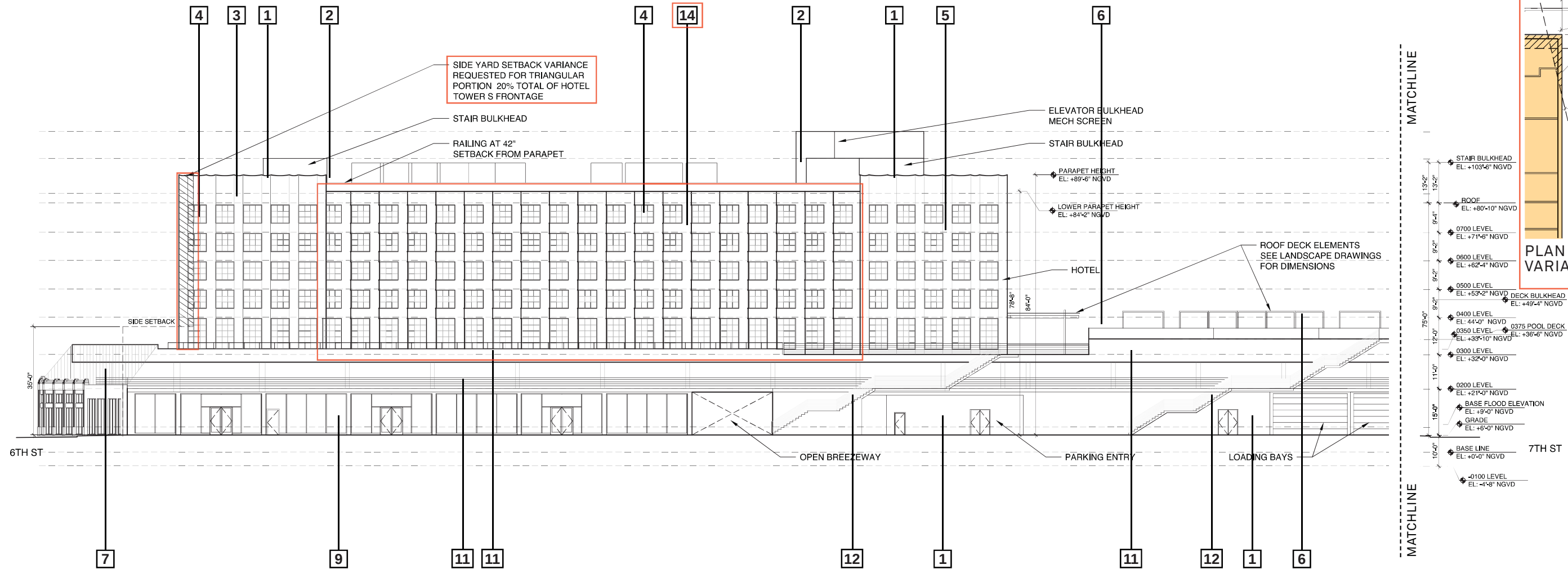
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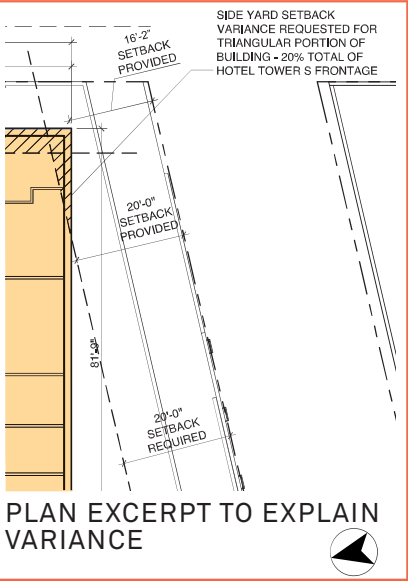
Building Elevation

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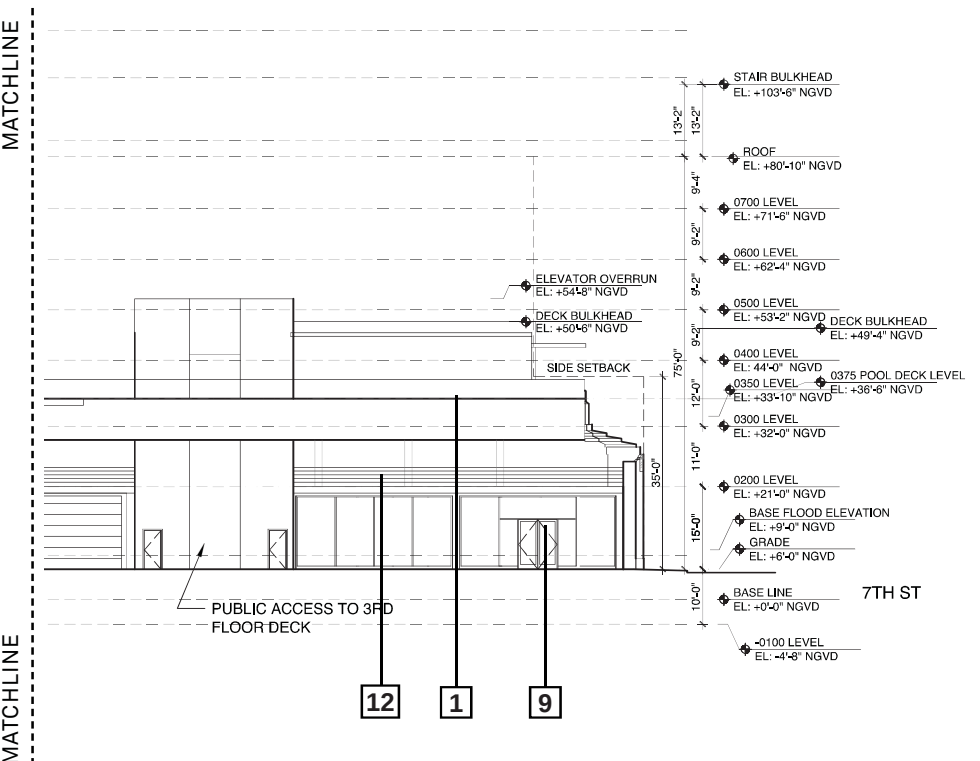


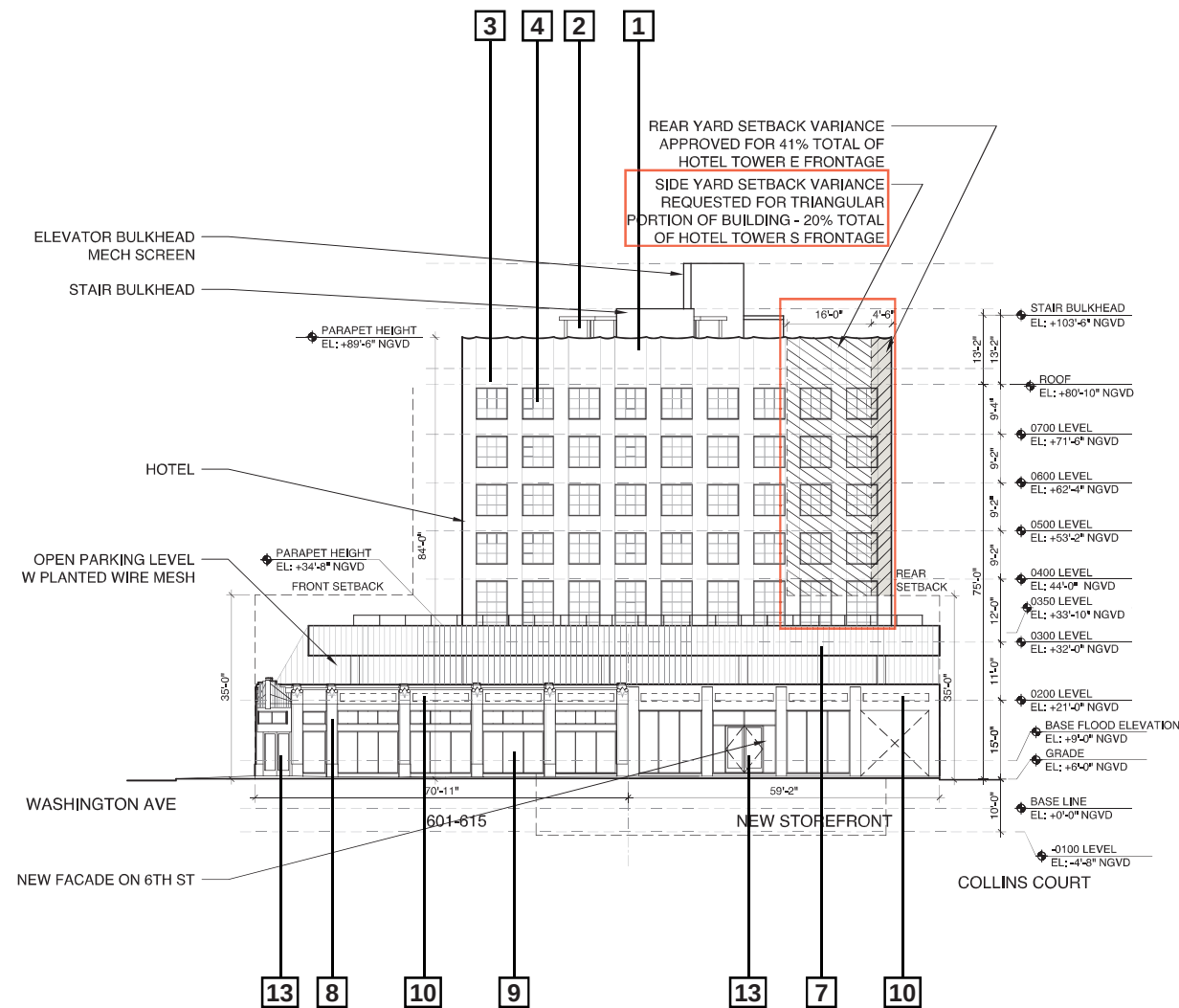
EAST ELEVATION



LEGEND

1. MASONRY- CMU OR CIP SUBSTRATE W/ SMOOTH STUCCO FINISH CUSTOM COLOR TO BE SELECTED BY ARCHITECT.	5. PRE-ENGINEERED CANOPY WITH TENSILE FABRIC3	10. AREA OF SIGNAGE INDICATED W DASHED LINE SIGNAGE TO BE METAL HELD OFF HISTORIC FACADE AND BACKLIT.
2. LOUVER ASSEMBLY WITH INSECT SCREENS IN EXTRUDED ALUMINUM FRAME	6. TRELLIS WITH FABRIC COVERING	11. CABLE RAILING
3. WALL CONSTRUCTION - GFRC PANELS OVER HEAVY GAUGE METAL FRAMING. GFRC PANELS TO HAVE CUSTOM COLOR AND FINISH SELECTED BY ARCHITECT	7. WIRE SCREEN WITH PLANTINGS	12. STEEL STAIR ASSEMBLY WITH CABLE GUARDRAILS
4. ALUMINUM FRAME WINDOWS WITH CUSTOM KYNAR FINISH. SIMULATED DIVIDED LITES, CLEAR GLASS	8. EXISTING STUCCO AND CAST ELEMENTS TO BE RESTORED AND PAINTED	13. NEW ALUMINUM DOUBLE DOOR WITHIN RECESSED NICHE FINISH TO MATCH STOREFRONT MULLIONS.
	9. ALUMINUM STOREFRONT ASSEMBLY WITH KYNAR FINISH AND TINTED CLEAR GLASS WITHIN EXISTING MASONRY OPENINGS. TO MEET WIND LOAD REQUIREMENTS.	14. MASONRY - CMU SUBSTRATE W/ SMOOTH STUCCO, FINISH COLOR TO MATCH GFRC FACADE OF BUILDING BOOKENDS.

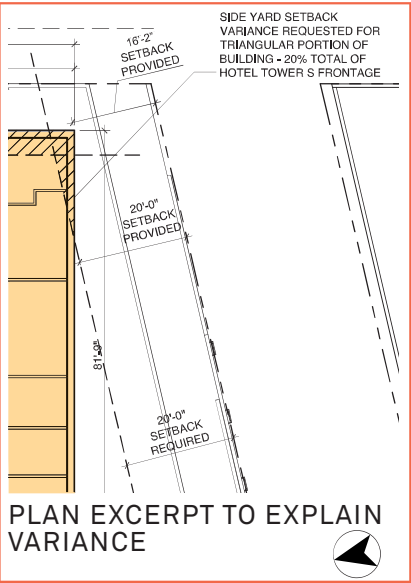




SOUTH ELEVATION

LEGEND

- | | | |
|--|--|---|
| <p>1. MASONRY- CMU OR CIP SUBSTRATE W/ SMOOTH STUCCO FINISH CUSTOM COLOR TO BE SELECTED BY ARCHITECT.</p> <p>2. LOUVER ASSEMBLY WITH INSECT SCREENS IN EXTRUDED ALUMINUM FRAME</p> <p>3. WALL CONSTRUCTION - GFRC PANELS OVER HEAVY GAUGE METAL FRAMING. GFRC PANELS TO HAVE CUSTOM COLOR AND FINISH SELECTED BY ARCHITECT</p> <p>4. ALUMINUM FRAME WINDOWS WITH CUSTOM KYNAR FINISH. SIMULATED DIVIDED LITES, CLEAR GLASS</p> | <p>5. PRE-ENGINEERED CANOPY WITH TENSILE FABRIC</p> <p>6. TRELLIS WITH FABRIC COVERING</p> <p>7. WIRE SCREEN WITH PLANTINGS</p> <p>8. EXISTING STUCCO AND CAST ELEMENTS TO BE RESTORED AND PAINTED</p> <p>9. ALUMINUM STOREFRONT ASSEMBLY WITH KYNAR FINISH AND TINTED CLEAR GLASS WITHIN EXISTING MASONRY OPENINGS. TO MEET WIND LOAD REQUIREMENTS.</p> | <p>10. AREA OF SIGNAGE INDICATED W DASHED LINE SIGNAGE TO BE METAL HELD OFF HISTORIC FACADE AND BACKLIT.</p> <p>11. CABLE RAILING</p> <p>12. STEEL STAIR ASSEMBLY WITH CABLE GUARDRAILS</p> <p>13. NEW ALUMINUM DOUBLE DOOR WITHIN RECESSED NICHE FINISH TO MATCH STOREFRONT MULLIONS.</p> <p>14. MASONRY - CMU SUBSTRATE W/ SMOOTH STUCCO, FINISH COLOR TO MATCH GFRC FACADE OF BUILDING BOOKENDS.</p> |
|--|--|---|



PLAN EXCERPT TO EXPLAIN VARIANCE



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Raymond Jungles Inc.
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Building Elevation

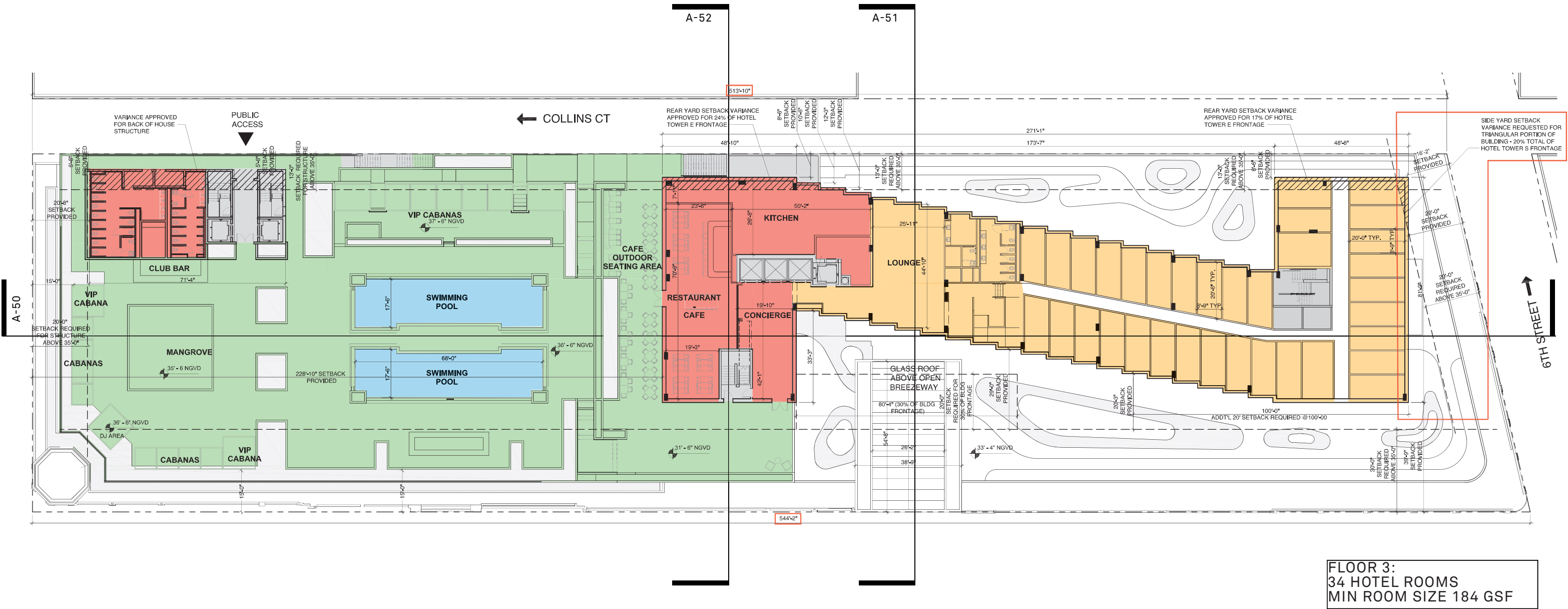
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The timeline illustrates the sequence of events during the study. It starts at 0' with a 'Pretest' (black bar). This is followed by a 'Practice' period (white bar) until 10'. At 10', the 'Training' period begins (black bar) and continues until 20'. From 20' to 50', there is a 'Rest' period (white bar). Finally, from 50' to 100', the 'Test' period is conducted (black bar).





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3rd Floor Plan - Pool Deck & Hotel

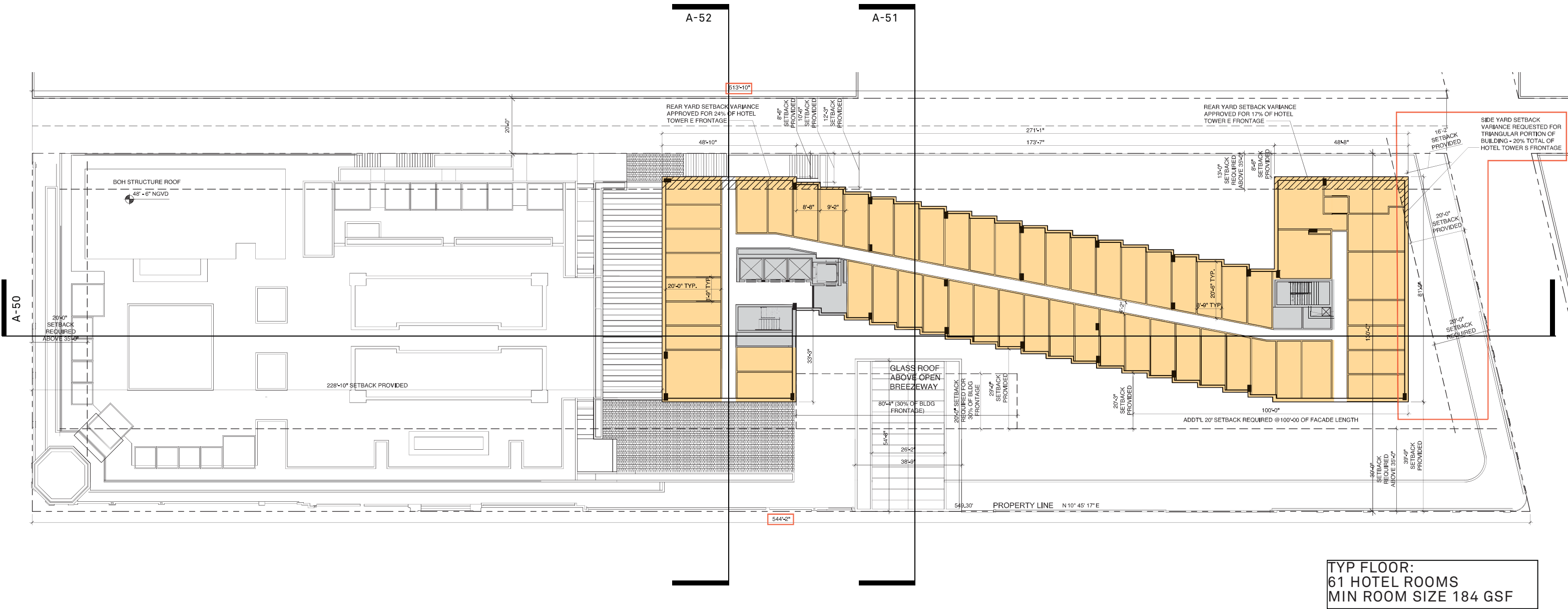
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0' 10' 25' 50'



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4th - 7th Floor Plans - Hotel

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0' 10' 25' 50'



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Rendering: Perspective from NW

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Rendering: Perspective From SW

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Rendering: Entry From SW

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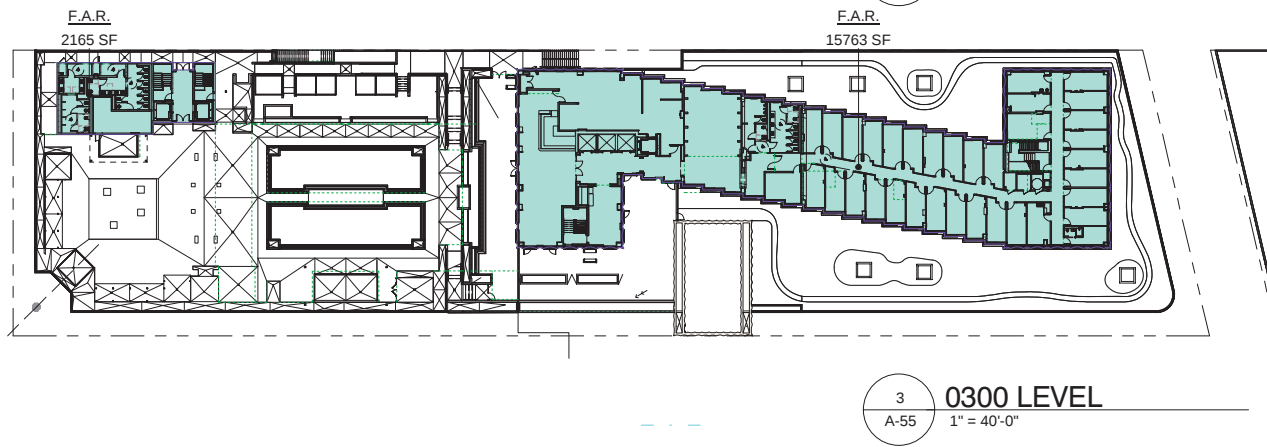
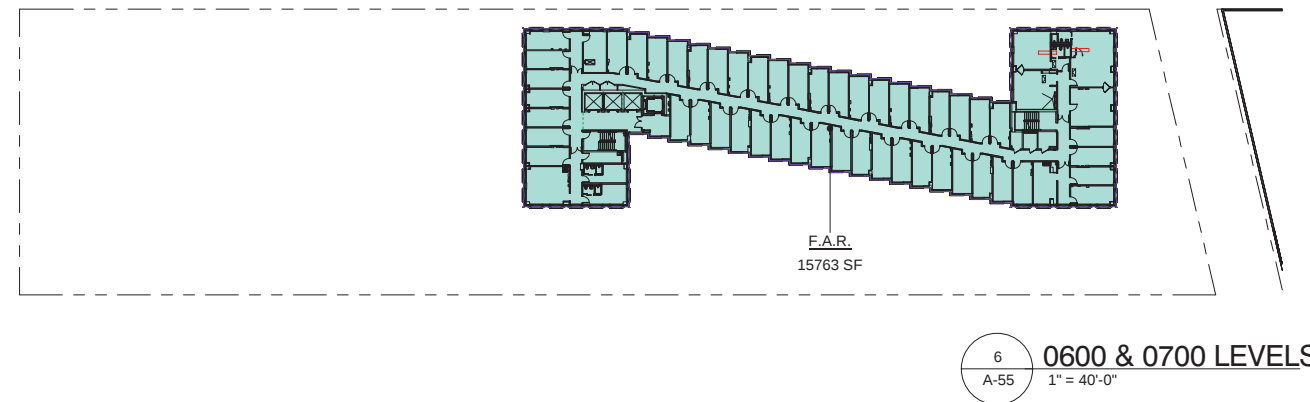
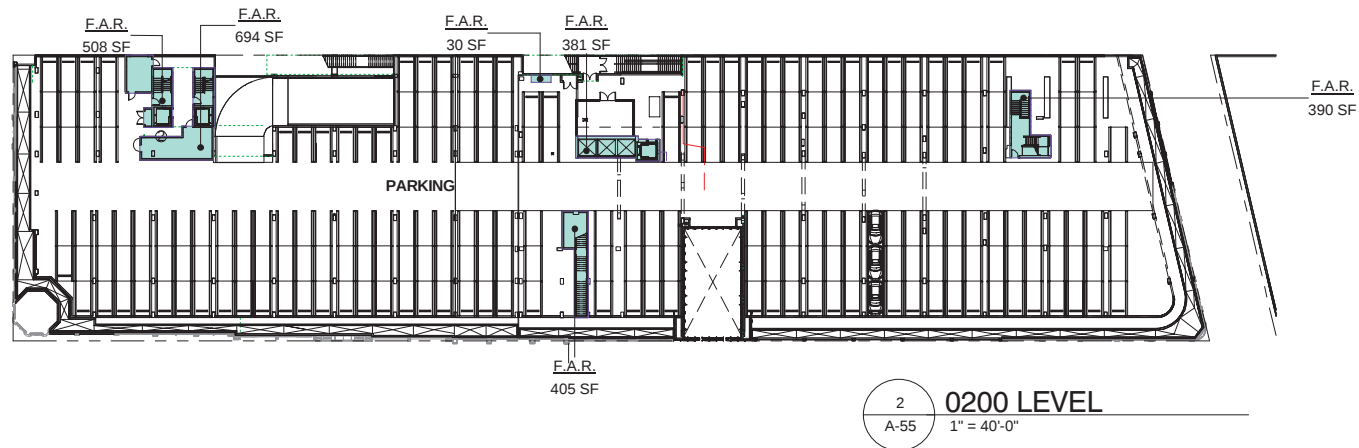
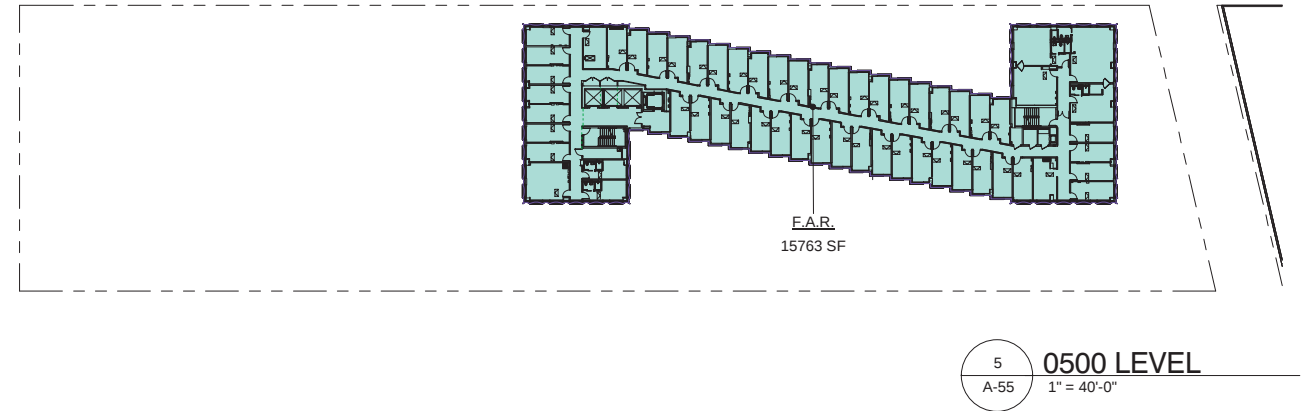
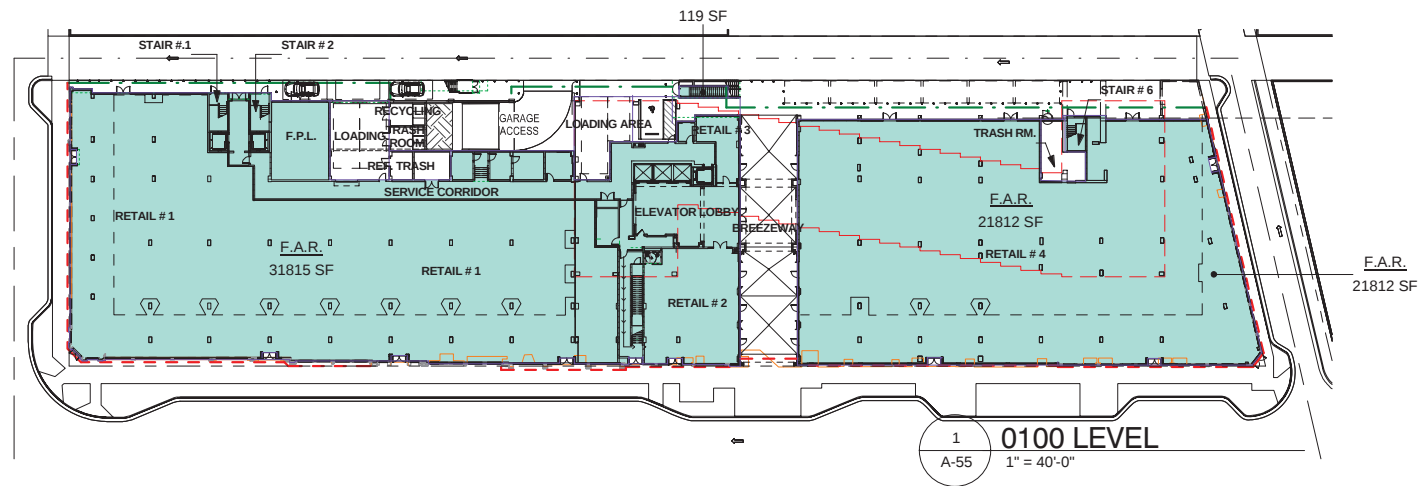
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Rendering: Close-Up View

Historic Preservation Board Modification: Final Submittal / 23 October 2017

REVISED

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DEVELOPMENT REGULATIONS		
	ALLOWED/ REQUIRED	PROVIDED
F.A.R. 2.00 X 68,770 SQ.FT.	137,540.00 SQ.FT.	137,136.06 SQ.FT.

Area Schedule (FAR)	
Levels	Area
0100 LEVEL	53,746.24 SF
0200 LEVEL	2,408.84 SF
0300 LEVEL	17,928.33 SF
0400 LEVEL	15,762.86 SF
0500 LEVEL	15,763.26 SF
0600 LEVEL	15,763.26 SF
0700 LEVEL	15,763.26 SF
	137,136.06 SF

