



Planning Board Modification Final Submittal

28 November 2016

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Miami Beach, FL

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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 CONDITIONAL USE PERMIT FOR (1) NEW CONSTRUCTION IN EXCESS OF 50,000 SQUARE FEET, (2) NEIGHBORHOOD IMPACT ESTABLISHMENT WITH OUTDOOR ENTERTAINMENT, SPECIFICALLY ADJUSTMENTS OF OCCUPANT LOADS AND SEATING, AND (3) MECHANICAL PARKING LIFTS ON SECOND LEVEL

REVISED

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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' NGVD29) |
| LOT AREA | 69,437.00 SQ.FT. |
| HISTORIC DISTRICT | FLAMINGO PARK - NATIONAL REGISTER HISTORIC DISTRICT |

| DEVELOPMENT REGULATIONS | | |
|---|----------------------|---|
| | ALLOWED/REQUIRED | PROVIDED |
| F.A.R. | | |
| | 2.00 X 69,437 SQ.FT. | 138,874.00 SQ.FT. |
| MAXIMUM BUILDING HEIGHT | 75 FT | 75 FT |
| MAXIMUM NUMBER OF STORIES | 7 | 7 |
| USES BY LEVEL | | |
| BASEMENT = | B.O.H. | |
| GROUND FLOOR = | COMMERCIAL | |
| SECOND FLOOR = | PARKING | |
| THIRD FLOOR = | AMENITIES / HOTEL | |
| 4th-7th South Tower = | HOTEL | |
| SETBACK REQUIREMENTS | | |
| RESIDENTIAL USES SHALL FOLLOW RM-2 | | |
| FRONT (WASHINGTON AVE.) | | |
| SUBTERRANEAN | 0'-0" | 26'-1" |
| GROUND FLOOR | 0'-0" | 0'-0" |
| ABOVE GROUND UP TO 35' IN HT. | 10'-0" | 10'-8" |
| ABOVE 35' IN HT. | 30'-0" | 39'-9" |
| REAR (ALLEY) | | |
| SUBTERRANEAN | 0'-0" | 2'-0" |
| GROUND FLOOR | | 0'-0" |
| ABOVE GROUND LEVEL | | |
| MIN 10% OF LOT DEPTH; OR ZERO FEET FOR PARKING ABOVE THE MINIMUM TRUCK CLERANCE | 130' X 10% = 13'-0" | 5'-8" (POOL TOILETS) 8'-6" (TOWER) (VARIANCE REQ'D) |
| SIDE FACING A STREET (6th STREET) | | |
| SUBTERRANEAN | 0'-0" | 213'-9" (min) |
| NON RESIDENTIAL USES | 0'-0" | 4'-7" |
| RESIDENTIAL USES | 20'-0" | 20'-6" |
| SUM OF SIDE YARDS SHALL EQUAL 16% OF THE LOT WIDTH. MIN 7.5 FT AND UP TO 20 FT. | | |
| SIDE FACING A STREET (7th STREET) | | |
| SUBTERRANEAN | 0'-0" | 248'-10" |
| NON RESIDENTIAL USES | 0'-0" | 0'-0" |
| RESIDENTIAL USES | 20'-0" | 228'-10" |
| SUM OF SIDE YARDS SHALL EQUAL 16% OF THE LOT WIDTH. MIN 7.5 FT AND UP TO 20 FT. | | |

| | ALLOWED/REQUIRED | PROVIDED |
|--|---|------------------------|
| ROOM COUNT | N/A | 312 |
| ROOM SIZE | 175 SF | 182 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 | | 95,457.96 SF. |
| AMENITY AREA | 19,091.59 SF. (20%) | 25,188.15 SF. (26.39%) |
| BARS & RESTAURANTS | 50% OF AMENITY AREA (MAX) 12,594.08 SF (MAX) | 4,113.28 (16.33%) |
| 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 (312 ROOMS) | 0 | 0 |
| CAFE INDOOR (76 SEATS) 1/4SEATS | 19 | 19 |
| CAFE OUTDOOR | EXEMPT | 0 |
| CABANAS (14) 1/2 CABANAS | 7 | 7 |
| BARS (125 SEATS) 1/4SEATS | 31 | 31 |
| TERRACE (1,790 SF) 1/60 SF | 30 | 30 |
| POOL DECK (5,424 SF) 1/60 SF | 91 | 91 |
| MANGROVE (4,411 SF) 1/60 SF | 74 | 74 |
| RETAIL EXISTING | EXEMPT | 0 |
| RETAIL NEW | EXEMPT | 0 |
| 14,398.00 SF | | |
| TOTAL | 258 | 258 |
| LOADING REQUIREMENTS | | |
| RETAIL 46,849 SF. | 4 | 4 |
| HOTEL 312 ROOMS | 5 | 5 |
| TOTAL | 9 | 9 |

| CMB 142-309(5)a - HOTEL GROSS AREA CALCULATION | | | |
|--|-------------|--------------|------------|
| Level | Name | Area | PERCENTAGE |
| BASEMENT | HOTEL GROSS | 5,741.23 SF | 6% |
| 0100 LEVEL | HOTEL GROSS | 4,171.65 SF | 4% |
| 0100 LEVEL | LOBBY | 1,363.83 SF | 1% |
| 0200 LEVEL | HOTEL GROSS | 1,547.30 SF | 2% |
| 0300 LEVEL | CAFE INDOOR | 1,130.22 SF | 1% |
| 0300 LEVEL | HOTEL GROSS | 16,904.91 SF | 18% |
| 0400 LEVEL | HOTEL GROSS | 16,149.70 SF | 17% |
| 0500 LEVEL | HOTEL GROSS | 16,149.70 SF | 17% |
| 0600 LEVEL | HOTEL GROSS | 16,149.70 SF | 17% |
| 0700 LEVEL | HOTEL GROSS | 16,149.70 SF | 17% |
| | | 95,457.96 SF | 100% |

| CMB 142-309(5)a - HOTEL AMENITY AREA CALCULATION - MINIMUM 20% OF GROSS AREA (95,457.96SF) | | | |
|--|---------------|--------------|--------------------------|
| Level | Name | Area | PERCENTAGE (HOTEL GROSS) |
| 0100 LEVEL | BREEZEWAY | 2,993.03 SF | 3.14% |
| 0100 LEVEL | LOBBY | 1,363.83 SF | 1.43% |
| 0300 LEVEL | BAR | 560.26 SF | 0.59% |
| 0300 LEVEL | CABANAS | 1,389.79 SF | 1.46% |
| 0300 LEVEL | CAFE INDOOR | 1,130.22 SF | 1.18% |
| 0300 LEVEL | CAFE OUTDOOR | 1,517.92 SF | 1.59% |
| 0300 LEVEL | MANGROVE | 4,411.06 SF | 4.62% |
| 0300 LEVEL | POOL BAR | 904.67 SF | 0.95% |
| 0300 LEVEL | POOL DECK | 6,953.37 SF | 7.28% |
| 0300 LEVEL | SWIMMING POOL | 2,299.00 SF | 2.41% |
| 0300 LEVEL | TERRACE | 1,664.84 SF | 1.74% |
| | | 25,187.98 SF | 26.39% |

| CMB 142-309 (5)a - HOTEL AMENITY - BARS & RESTAURANTS AREA CALCULATION NO MORE THAN 50% OF THE TOTAL HOTEL AMENITY SPACE (25,188.15 SF) | | | |
|--|--------------|-------------|----------------------------|
| Level | Name | Area | PERCENTAGE OF AMENITY AREA |
| 0300 LEVEL | BAR | 560.26 SF | 2.22% |
| 0300 LEVEL | CAFE INDOOR | 1,130.22 SF | 4.49% |
| 0300 LEVEL | CAFE OUTDOOR | 1,517.92 SF | 6.03% |
| 0300 LEVEL | POOL BAR | 904.67 SF | 3.59% |
| | | 4,113.06 SF | 16.33% |

SEATS / PATRONS CALCULATION

| Area Schedule (USE) SEATS / PATRONS OUTSIDE | | | | |
|---|---------------|-------------|-----------------|---------|
| Level | Name | Area | Seats / Patrons | In/Out |
| 0300 LEVEL | BAR | | 125 | OUTSIDE |
| 0300 LEVEL | CABANA | | 28 | OUTSIDE |
| 0300 LEVEL | CAFE OUTDOOR | 1,517.92 SF | 105 | OUTSIDE |
| 0300 LEVEL | MANGROVE | 4,411.14 SF | 295 | OUTSIDE |
| 0300 LEVEL | POOL DECK | 5,424.00 SF | 362 | OUTSIDE |
| 0300 LEVEL | SWIMMING POOL | 2,299.00 SF | 46 | OUTSIDE |
| 0300 LEVEL | TERRACE | 1,928.92 SF | 120 | OUTSIDE |
| | | | 1081 | |

| Area Schedule (USE) SEATS / PATRONS INSIDE | | | | |
|--|-------------|-------------|-----------------|--------|
| Level | Name | Area | Seats / Patrons | In/Out |
| 0100 LEVEL | HOTEL LOBBY | 1,363.83 SF | 24 | INSIDE |
| 0300 LEVEL | CAFE INDOOR | 1,129.95 SF | 76 | INSIDE |
| | | | 100 | |



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Zoning Data

Planning Board Revised Final Submittal / 29 April 2016

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| ZONING DATA | |
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| LEGAL DESCRIPTION | |
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| SITE DATA | |
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| ZONING DESIGNATION | CD-2 (COMMERCIAL, MEDIUM INTENSITY DISTRICT WASHINGTON AVENUE ZONING INCENTIVES |
| FLOOD ZONE | "AE" (ELEV. 9' NGVD29) |
| LOT AREA | 69,437.00 SQ.FT. |
| HISTORIC DISTRICT | FLAMINGO PARK - NATIONAL REGISTER HISTORIC DISTRICT |

| DEVELOPMENT REGULATIONS | | |
|--|----------------------|---|
| | ALLOWED/REQUIRED | PROVIDED |
| F.A.R. | 2.00 X 69,437 SQ.FT. | 138,700.08 SQ.FT. |
| MAXIMUM BUILDING HEIGHT | 75 FT | 75 FT |
| MAXIMUM NUMBER OF STORIES | 7 | 7 |
| USES BY LEVEL | | |
| BASEMENT = | B.O.H. | |
| GROUND FLOOR = | RETAIL / LOBBY / BOH | |
| SECOND FLOOR = | PARKING | |
| THIRD FLOOR = | AMENITIES / HOTEL | |
| 4th-7th = | HOTEL | |
| ROOF = | AMENITIES / MECH. | |
| SETBACK REQUIREMENTS | | |
| RESIDENTIAL USES SHALL FOLLOW RM-2 | | |
| FRONT (WASHINGTON AVE.) | | |
| SUBTERRANEAN | 0'-0" | 10'-8" |
| GROUND FLOOR | 0'-0" | 0'-0" |
| ABOVE GROUND UP TO 35' IN HT. | 10'-0" | 10'-8" |
| ABOVE 35' IN HT. | 30'-0" | 39'-9" |
| REAR (ALLEY) | | |
| SUBTERRANEAN | 0'-0" | 2'-0" |
| GROUND FLOOR | 0'-0" | 0'-0" |
| ABOVE GROUND LEVEL | | |
| MIN 10% OF LOT DEPTH; OR ZERO FEET FOR PARKING ABOVE THE MINIMUM TRUCK CLEARANCE | 130' X 10% = 13'-0" | 5'-8" (POOL TOILETS) 8'-6" (TOWER) (VARIANCE REQ'D) |
| SIDE FACING A STREET (6th STREET) | | |
| SUBTERRANEAN | 0'-0" | 213'-9" (min) |
| NON RESIDENTIAL USES | 0'-0" | 4'-7" |
| RESIDENTIAL USES | 20'-0" | 20'-6" |
| SUM OF SIDE YARDS SHALL EQUAL 16% OF THE LOT WIDTH. MIN 7.5 FT AND UP TO 20 FT. | | |
| SIDE FACING A STREET (7th STREET) | | |
| SUBTERRANEAN | 0'-0" | 230'-3" |
| NON RESIDENTIAL USES | 0'-0" | 0'-0" |
| RESIDENTIAL USES | 20'-0" | 228'-10" |
| SUM OF SIDE YARDS SHALL EQUAL 16% OF THE LOT WIDTH. MIN 7.5 FT AND UP TO 20 FT. | | |

| | 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 | | 99,391.54 SF. |
| AMENITY AREA | 19,878.30 SF. (20%) | 30,070.32 SF (30.25%) |
| BARS & RESTAURANTS | 50% OF AMENITY AREA (MAX) 9,939.15 SF (MAX) | 7,335.86 (24.40%) |
| 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) | 0 | 0 |
| CAFE INDOOR (83 SEATS) 1/4SEATS | 21 | 21 |
| CAFE OUTDOOR | EXEMPT | 0 |
| CABANAS (17) 1/2 CABANAS | 9 | 9 |
| BARS (125 SEATS) 1/4SEATS | 32 | 32 |
| POOL DECK (6,187 SF) 1/60 SF | 104 | 104 |
| MANGROVE (3,665 SF) 1/60 SF | 62 | 62 |
| LOBBY CAFE (25 SEATS) 1/4 SEATS | 7 | 7 |
| RETAIL EXISTING 45,941.52 SF | EXEMPT | 0 |
| SUBTOTAL | 235 | 235 |
| HOTEL ROOMS | 121 | 87 |
| 8'-6" X 16'-0" SPACES | | 158 |
| 8'-6" X 16'-0" SPACES (TANDEM) | | 111 |
| MECHANICAL LIFTS | | |
| TOTAL | 356 | 356 |
| LOADING REQUIREMENTS | | |
| RETAIL 46,849 SF. | 4 | 4 |
| HOTEL 269 ROOMS | 4 | 4 |
| TOTAL | 8 | 8 |

| Area Schedule (USE) OCCUPANT LOAD RETAIL | | | | |
|--|--------|--------------|---------------|--------|
| Level | Name | Area | Occupant Load | In/Out |
| 0100 LEVEL | RETAIL | 21,080.95 SF | 71 | INSIDE |
| 0100 LEVEL | RETAIL | 465.17 SF | 2 | INSIDE |
| 0100 LEVEL | RETAIL | 13,280.27 SF | 45 | INSIDE |
| 0100 LEVEL | RETAIL | 2,306.90 SF | 8 | INSIDE |
| 0100 LEVEL | RETAIL | 8,808.23 SF | 30 | INSIDE |
| | | 45,941.52 SF | 156 | |

| CMB 142-309(5)a - HOTEL GROSS AREA CALCULATION | | | |
|--|-------------|--------------|------------|
| Level | Name | Area | PERCENTAGE |
| BASEMENT | HOTEL GROSS | 8,785.24 SF | 8.84% |
| 0100 LEVEL | HOTEL GROSS | 4,995.59 SF | 5.03% |
| 0100 LEVEL | LOBBY | 1,430.55 SF | 1.44% |
| 0200 LEVEL | HOTEL GROSS | 2,312.98 SF | 2.33% |
| 0300 LEVEL | CAFE INDOOR | 1,738.97 SF | 1.75% |
| 0300 LEVEL | HOTEL GROSS | 14,967.14 SF | 15.06% |
| 0300 LEVEL | LOUNGE | 1,239.07 SF | 1.25% |
| 0400 LEVEL | HOTEL GROSS | 15,544.91 SF | 15.64% |
| 0500 LEVEL | HOTEL GROSS | 15,544.91 SF | 15.64% |
| 0600 LEVEL | HOTEL GROSS | 15,544.91 SF | 15.64% |
| 0700 LEVEL | HOTEL GROSS | 15,544.91 SF | 15.64% |
| ROOF DECK | HOTEL GROSS | 1,742.37 SF | 1.75% |
| | | 99,391.54 SF | 100.00% |

| CMB 142-309(5)a - HOTEL AMENITY AREA CALCULATION - MINIMUM 20% OF GROSS AREA (99,391.54SF) | | | |
|--|---------------|--------------|--------------------------|
| Level | Name | Area | PERCENTAGE (HOTEL GROSS) |
| 0100 LEVEL | BREEZEWAY | 2,993.03 SF | 3.01% |
| 0100 LEVEL | LOBBY | 1,430.55 SF | 1.44% |
| 0300 LEVEL | BAR | 224.91 SF | 0.23% |
| 0300 LEVEL | CABANAS | 1,671.00 SF | 1.68% |
| 0300 LEVEL | CAFE INDOOR | 1,738.97 SF | 1.75% |
| 0300 LEVEL | CAFE OUTDOOR | 4,381.98 SF | 4.41% |
| 0300 LEVEL | LOUNGE | 1,239.07 SF | 1.25% |
| 0300 LEVEL | MANGROVE | 3,664.59 SF | 3.69% |
| 0300 LEVEL | POOL | 2,226.00 SF | 2.24% |
| 0300 LEVEL | POOL BAR | 990.00 SF | 1.00% |
| 0300 LEVEL | POOL DECK | 6,187.21 SF | 6.23% |
| ROOF DECK | ROOF TOP DECK | 1,376.67 SF | 1.39% |
| ROOF DECK | SWIM SPA | 192.00 SF | 0.19% |
| ROOF DECK | SWIM SPA DECK | 1,754.35 SF | 1.77% |
| | | 30,070.32 SF | 30.25% |

| CMB 142-309 (5)a - HOTEL AMENITY - BARS & RESTAURANTS AREA CALCULATION NO MORE THAN 50% OF THE TOTAL HOTEL AMENITY SPACE (29,456.64 SF) | | | |
|--|--------------|-------------|----------------------------|
| Level | Name | Area | PERCENTAGE OF AMENITY AREA |
| 0300 LEVEL | BAR | 224.91 SF | 0.75% |
| 0300 LEVEL | CAFE INDOOR | 1,738.97 SF | 5.78% |
| 0300 LEVEL | CAFE OUTDOOR | 4,381.98 SF | 14.57% |
| 0300 LEVEL | POOL BAR | 990.00 SF | 3.29% |
| | | 7,335.86 SF | 24.40% |

| Area Schedule (USE) OCCUPANT LOAD ROOF TOP - HOTEL GUESTS ONLY | | | |
|--|---------------|-------------|-------------------------|
| Level | Name | Area | Occupants/Seats/Patrons |
| ROOF DECK | POOL DECK | 1,810.69 SF | 121 |
| ROOF DECK | ROOF TOP DECK | 1,479.17 SF | 99 |
| ROOF DECK | SWIM SPA | 192.00 SF | 4 |
| | | | 224 |

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 | 4,381.98 SF | 145 | OUTSIDE |
| 0300 LEVEL | MANGROVE | 3,664.59 SF | 245 | OUTSIDE |
| 0300 LEVEL | POOL DECK | 6,186.55 SF | 413 | OUTSIDE |
| 0300 LEVEL | SWIMMING POOL | 2,226.67 SF | 45 | OUTSIDE |
| | | | 1007 | |

| Area Schedule (USE) SEATS / PATRONS INSIDE | | | | |
|--|-------------|-------------|-----------------|--------|
| Level | Name | Area | Seats / Patrons | In/Out |
| 0100 LEVEL | HOTEL LOBBY | 1,428.06 SF | 25 | INSIDE |
| 0300 LEVEL | CAFE INDOOR | 1,738.97 SF | 83 | INSIDE |
| 0300 LEVEL | LOUNGE | 1,239.07 SF | 83 | INSIDE |
| | | | 191 | |



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Zoning Data

Planning Board Modification - Final Submittal / 28 November 2016

REVISED

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 / Overlay: | CD-2 Washington Ave Development Regs | |
| 5 | Based Flood Elevation: | AE 8 | Grade value in NGVD: | 5.5' NGVD |
| 6 | Lot Area: | 69,437 s.f. | Lot Depth: | 130' |
| 7 | Lot width: | 549.33 | | |
| 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 | |
| 12 | FAR: 2.0 | 138,874 | 138,796.42 | |
| 13 | Gross square footage: | | 142,307.25 | |
| 14 | Square Footage by use: | N/A | Hotel: 95,457.96 SF Retail: 46,849.29 SF | |
| 15 | Number of units Residential: | N/A | 0 | 0 |
| 16 | Number of units Hotel: | N/A | 0 | 312 |
| 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 | 26'-1" | |
| 21 | Side Setback: Facing 7th Street | 0' | N/A | 248'-10" (NORTH) | |
| 22 | Side Setback: Facing 6th Street | 0' | N/A | 213'-9" (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' | 0/2.25' | |
| 31 | Side Setback: Facing 7th Street | 0 | 0 | 0' | |
| 32 | Side Setback: Facing 6th Street | 0 | 0 / 4'-8" (South) | 4'-7" | |
| 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 | | 16'0 | |
| | Tower: | | | | |
| 35 | Front Setback: | 10' / 30' | N/A | Tower: 39'-9" Pedestal w/ parking: 10' | |
| 36 | Side Setback: | | N/A | N/A | |
| 37 | Side Setback: | | N/A | N/A | |
| 38 | Side Setback facing street: | 16% L.W. / 20' | N/A | South: 20'-6" North: 228'-10" | |

| | | | | | |
|----|---------------|---|------------|---|-------------------|
| 39 | Rear Setback: | Tower: 10% of L.D. = 13' Parking: 0' | 0 (Varies) | BOH @ Pool Deck = 5'-8" Tower: 8'-6" Parking: 0' | variance required |
|----|---------------|---|------------|---|-------------------|

| | Parking | Required | Existing | Proposed | Deficiencies |
|----|--|------------------------|-----------------|------------------------------|---------------------|
| 40 | Parking district: | 1 & 7 | 0 | | |
| 41 | Total number of parking spaces: | | 0 | 258 | |
| 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 | 258 - 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) + 5 (Hotel) | | 9 | |
| 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(Retail) + 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: | | | 1081 | |
| 56 | Number of seats inside: | | | 100 | |
| 57 | Total number of seats: | | | 1181 | |
| 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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Commercial Zoning Data Sheet

Planning Board Revised Final Submittal / 29 April 2016



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 / Overlay: | CD-2 Washington Ave Development Regs | |
| 5 | Based Flood Elevation: | AE 8 | Grade value in NGVD: | 5.5' NGVD |
| 6 | Lot Area: | 69,437 s.f. | Lot Depth: | 130' |
| 7 | Lot width: | 549.33 | | |
| 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 | 138,874 | 138,700.08 | |
| 13 | Gross square footage: | | 145,333.06 | |
| 14 | Square Footage by use: | N/A | Hotel: 99,391.54 SF Retail: 45,941.52 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 |

| | Required | Existing | Proposed | Deficiencies |
|--------------------------|---------------------------------------|---------------------|---|--------------|
| Subterranean: | | | | |
| 20 | Front Setback: | N/A | 10'-8" | |
| 21 | Side Setback: Facing 7th Street | N/A | 230'-3" (NORTH) | |
| 22 | Side Setback: Facing 6th Street | N/A | 213'-9" (SOUTH) | |
| 23 | Side Setback facing street: | N/A | | |
| 24 | Rear Setback: | N/A | 2'-0" | |
| At Grade Parking: | | | | |
| 25 | Front Setback: | N/A | | |
| 26 | Side Setback: | N/A | | |
| 27 | Side Setback: | N/A | | |
| 28 | Side Setback facing street: | N/A | | |
| 29 | Rear Setback: | N/A | | |
| Pedestal: | | | | |
| 30 | Front Setback: | 0 / 2.25' | 0/2.25' | |
| 31 | Side Setback: Facing 7th Street | 0 | 0' | |
| 32 | Side Setback: Facing 6th Street | 0 / 4'-8" / (South) | 4'-7" | |
| 33 | Side Setback facing street: | 0 | 0' | |
| 34 | Rear Setback: | 0 | 0' | |
| 34.1 | Front Setback above ground up to 35': | 10' | 10'-8" | |
| | Side Setback: Facing 7th Street | 0 | 10' | |
| | Side Setback: Facing 6th Street | 0 | 16'0 | |
| Tower: | | | | |
| 35 | Front Setback: | 10' / 30' | Tower: 39'-9" Pedestal w/ parking: 10' | |
| 36 | Side Setback: | N/A | N/A | |
| 37 | Side Setback: | N/A | N/A | |
| 38 | Side Setback facing street: | 16% L.W. / 20' | South: 20'-6" North: 228'-10" | |

| | | | | | |
|----|---------------|---|------------|--|-------------------|
| 39 | Rear Setback: | Tower: 10% of L.D. = 13' Parking: 0' | 0 (Varies) | BOH @ Pool Deck = 55'-8" Tower: 8'-6" Parking: 0' | variance required |
|----|---------------|---|------------|--|-------------------|

| | 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 | 356 - 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: | | | 158 + 111 Lifts | 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(Retail) + 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: | | | 1007 | |
| 56 | Number of seats inside: | | | 191 | |
| 57 | Total number of seats: | | | 1198 | |
| 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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Commercial Zoning Data Sheet

Planning Board Modification - Final Submittal / 28 November 2016

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Site Aerial

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Site Aerial Closeup

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AERIAL LOOKING SOUTH



AERIAL LOOKING NORTH



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Aerial Context Images

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1

601 WASHINGTON AVE - VIEW FROM 6TH ST AND COLLINS CT



2



3

601 WASHINGTON AVE



4



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1
617-625 WASHINGTON AVE



2
633-637 WASHINGTON AVE



3
637-647 WASHINGTON AVE



4
657-665 WASHINGTON AVE



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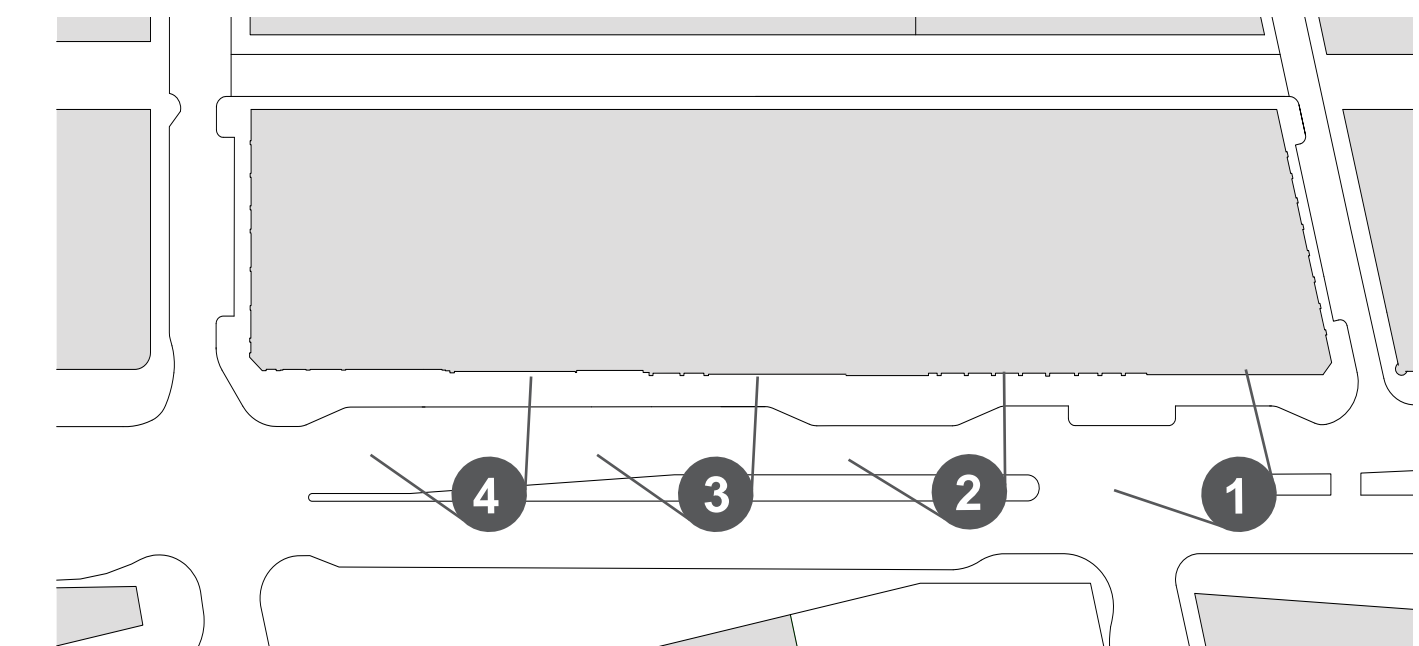
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1
675-685 WASHINGTON AVE



2
675-685 WASHINGTON AVE



3
675-685 WASHINGTON AVE



4
657-665 WASHINGTON AVE



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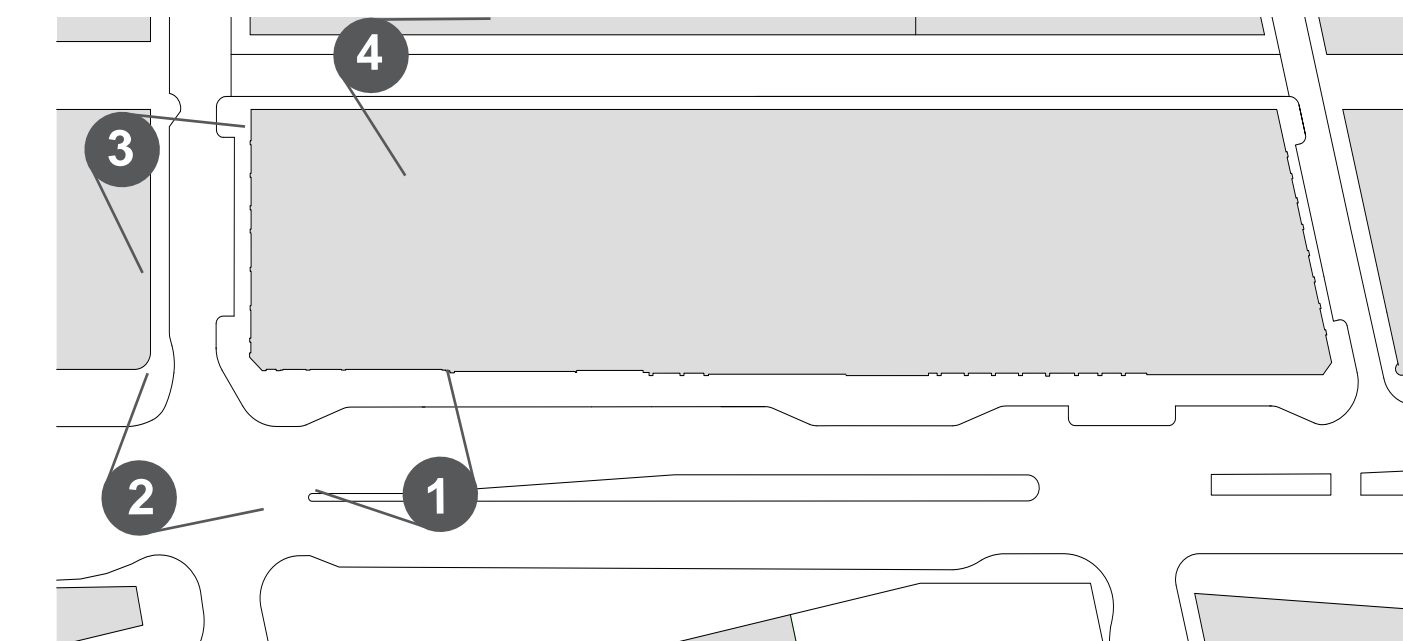
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1
COLLINS CT



2
7TH ST



3
WASHINGTON AVE



4
705 WASHINGTON AVE



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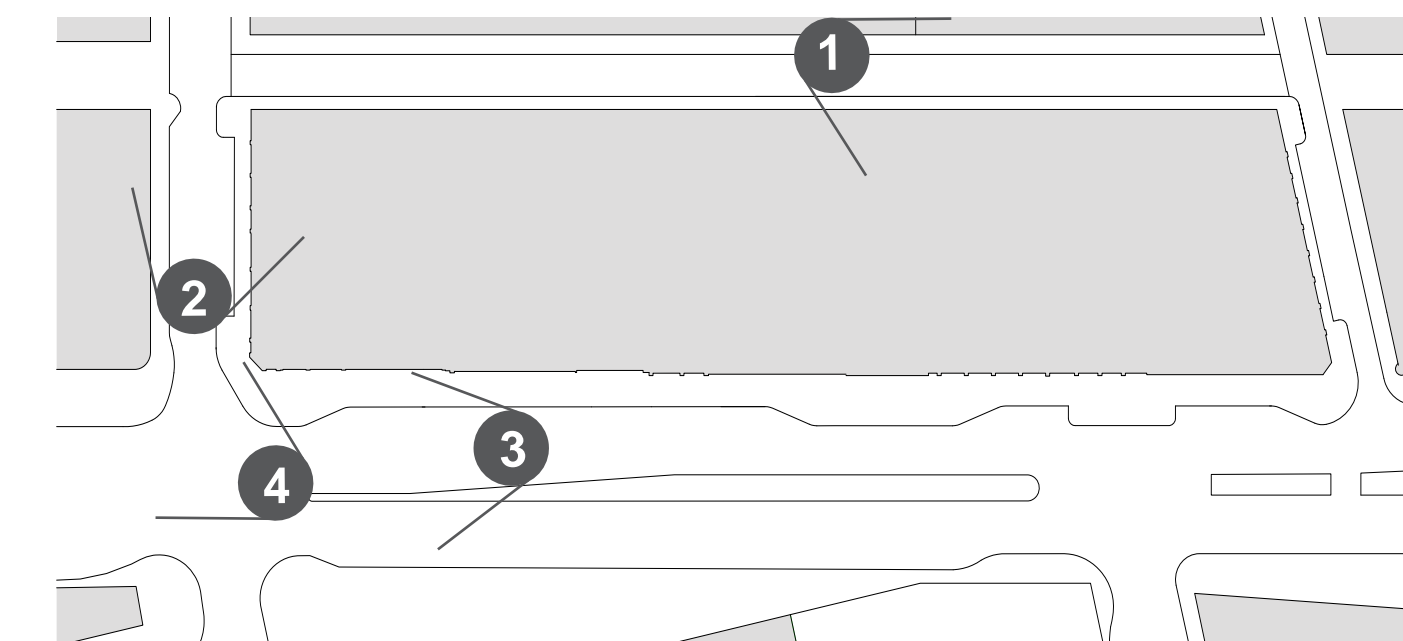
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Site Photos - Taken 8.24.2015

Planning Board Final Submittal / 2 March 2016





1
WASHINGTON AVE



2
WASHINGTON AVE



3
6TH ST



4
7TH ST



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www.ma.com
O'Brien Lighting Inc

Washington Squared LLC
Ken Fulk

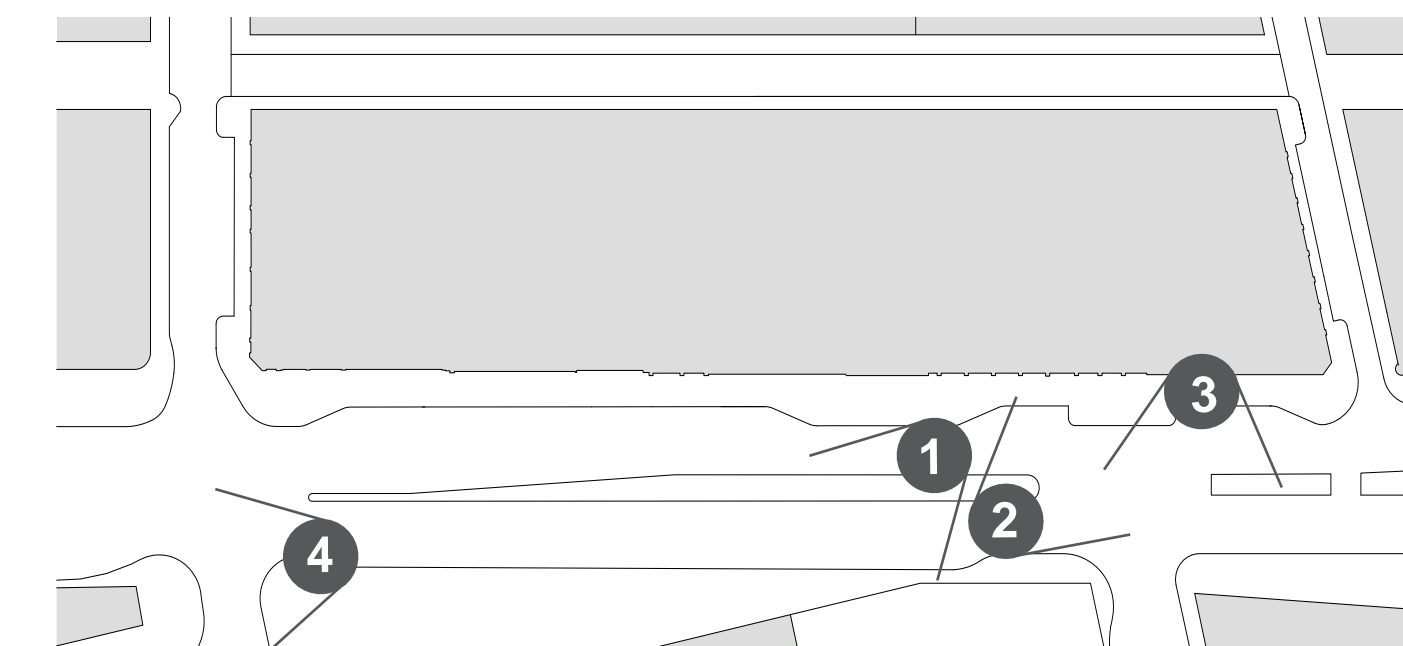
Raymond Jungles Inc.
Nichols Brosch
Wurst Wolfe &
Associates

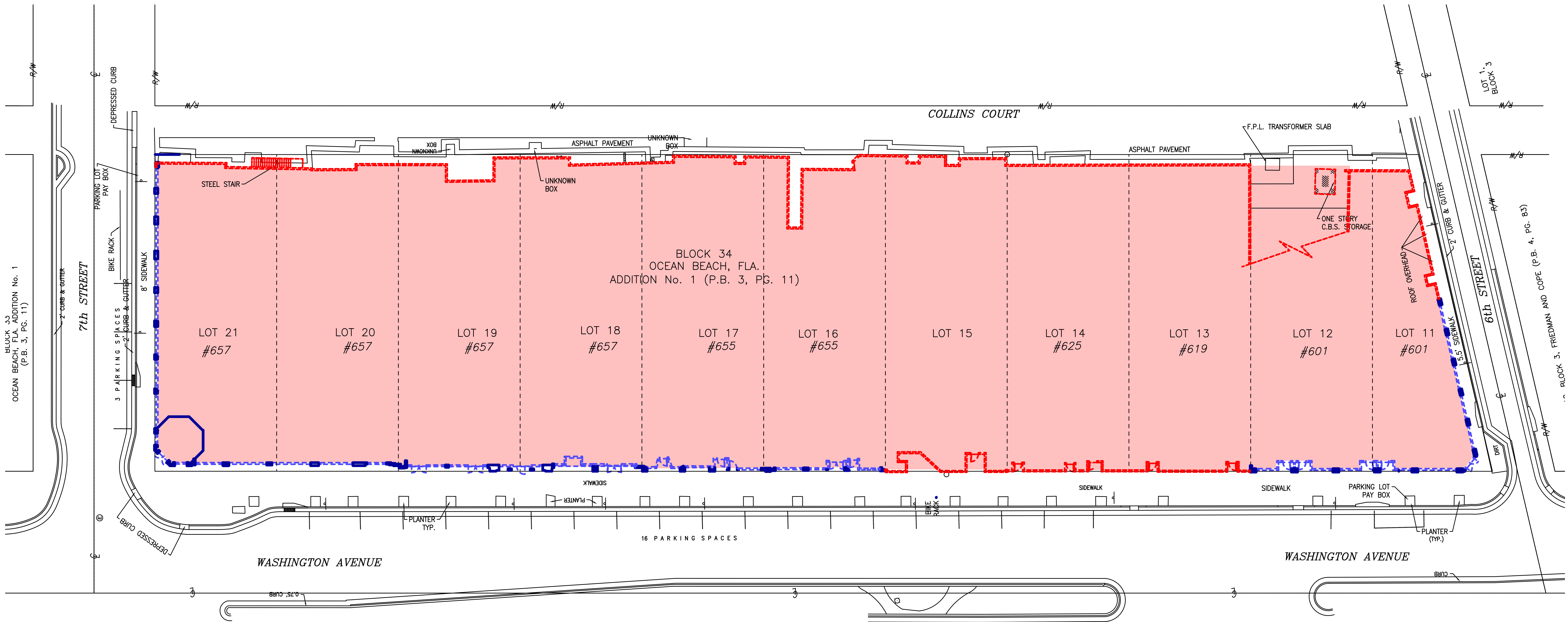
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- Retain
- Rehabilitate
- Demolish

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Demolition Plan

| | | |
|--|--|---|
| <p>MA Morris Adjmi Architects www.ma.com O'Brien Lighting Inc</p> | <p>Washington Squared LLC Ken Fulk</p> | <p>Raymond Jungles Inc. Nichols Brosch Wurst Wolfe & Associates</p> |
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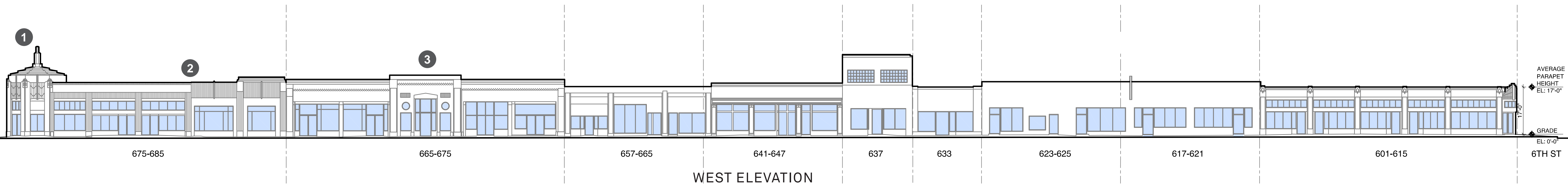
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2



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Existing Elevations - Washington Ave

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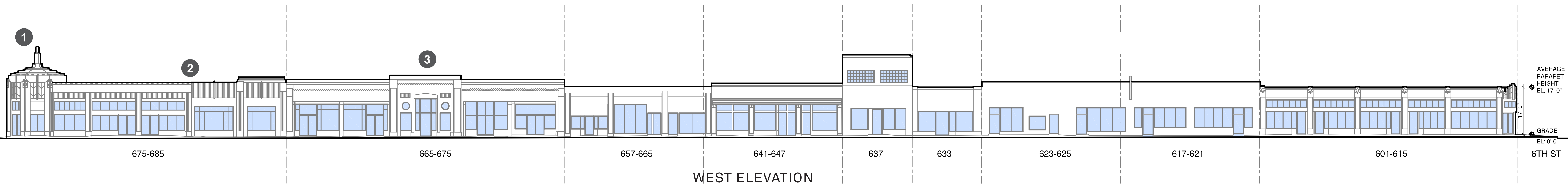
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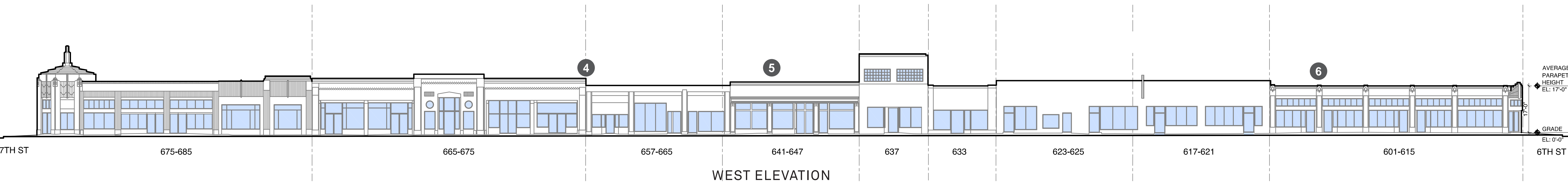
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5



6



WEST ELEVATION



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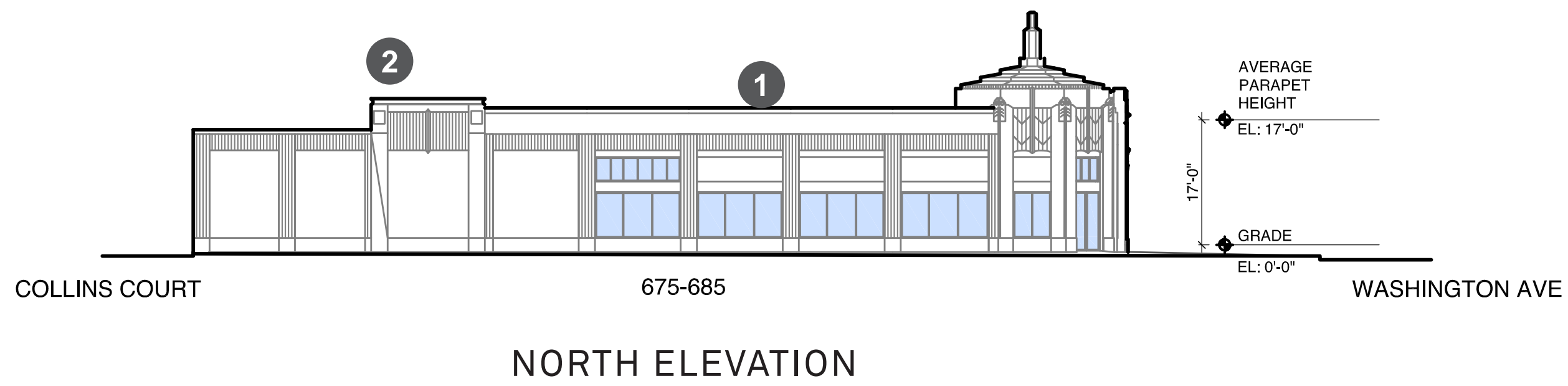




1



2



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Existing Elevations

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