



Scope:  
Conditional Use Permit for Entertainment Establishment/Supper Club

## 1681 Lenox Avenue Planning Board Final Submittal

File #25-0740 April 6th, 2025

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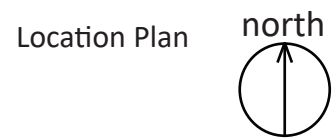
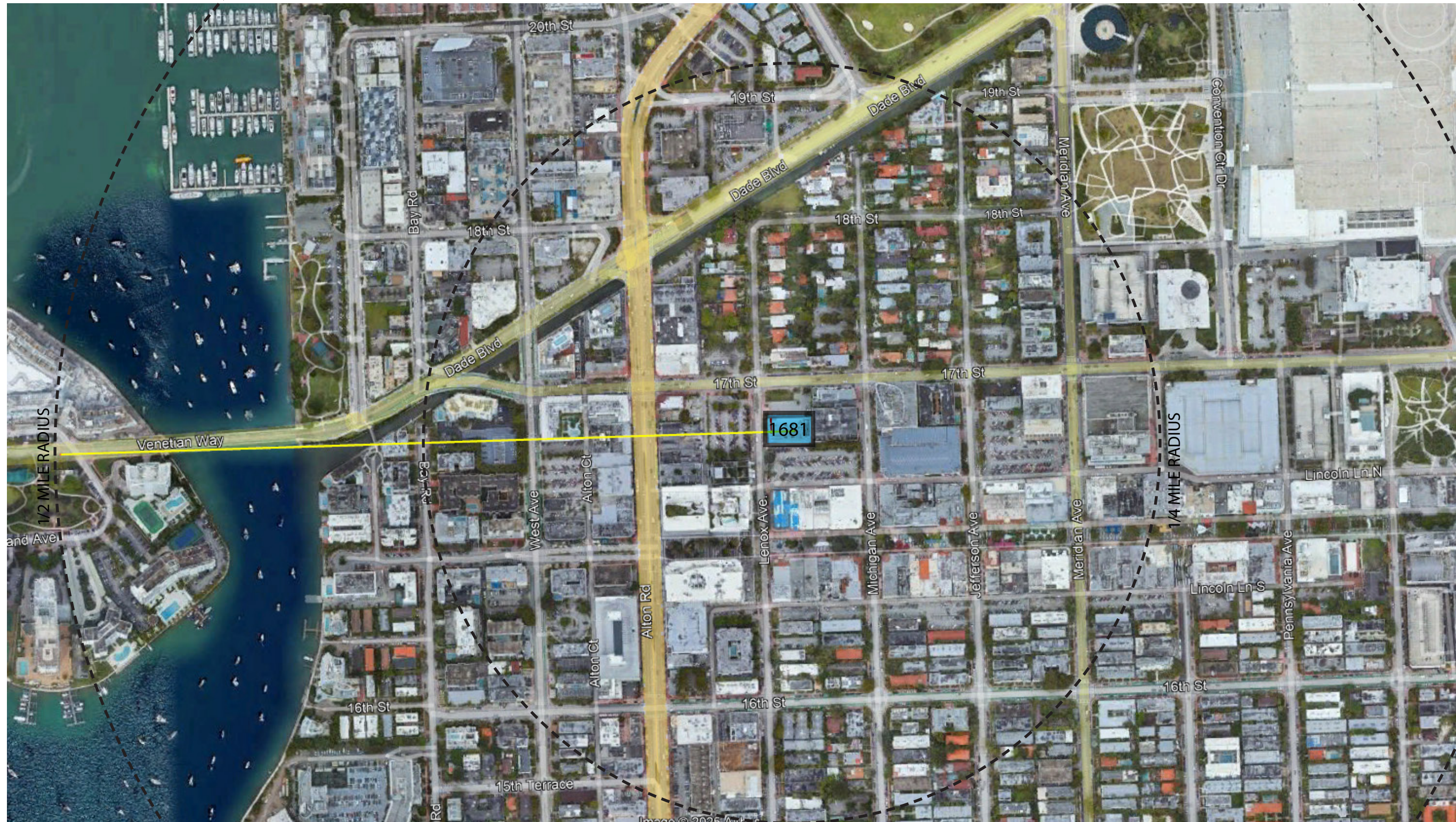
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A-001 Location Plan

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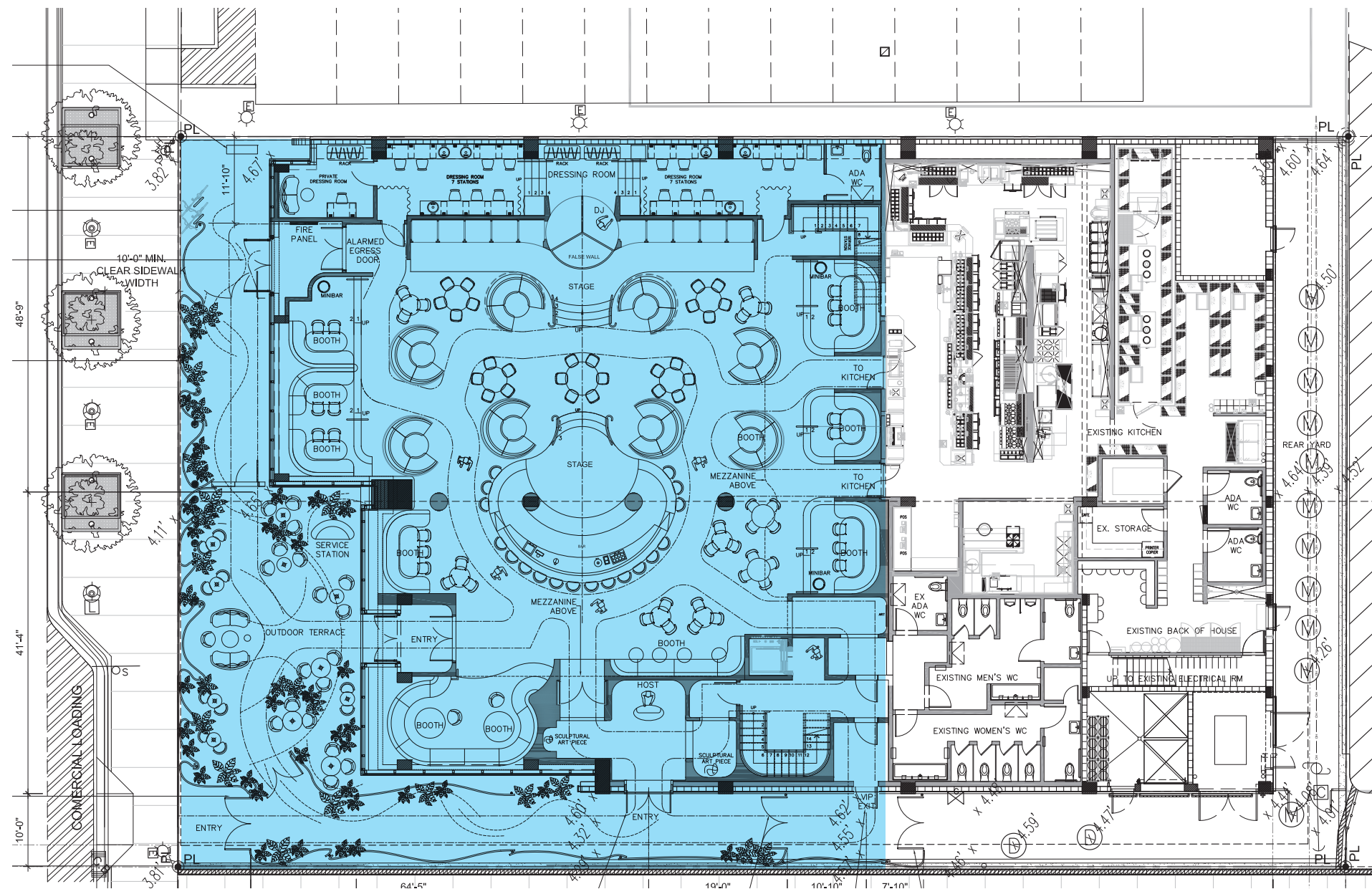
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Area of Proposed Work

A-002 Area of Proposed Work

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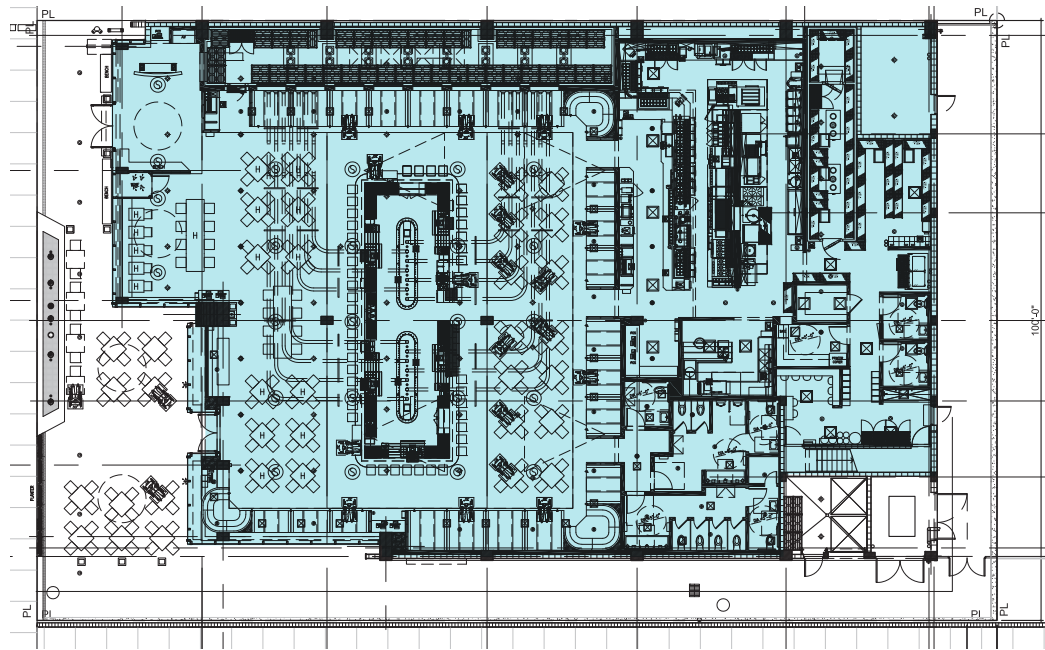
4/6/2025

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	

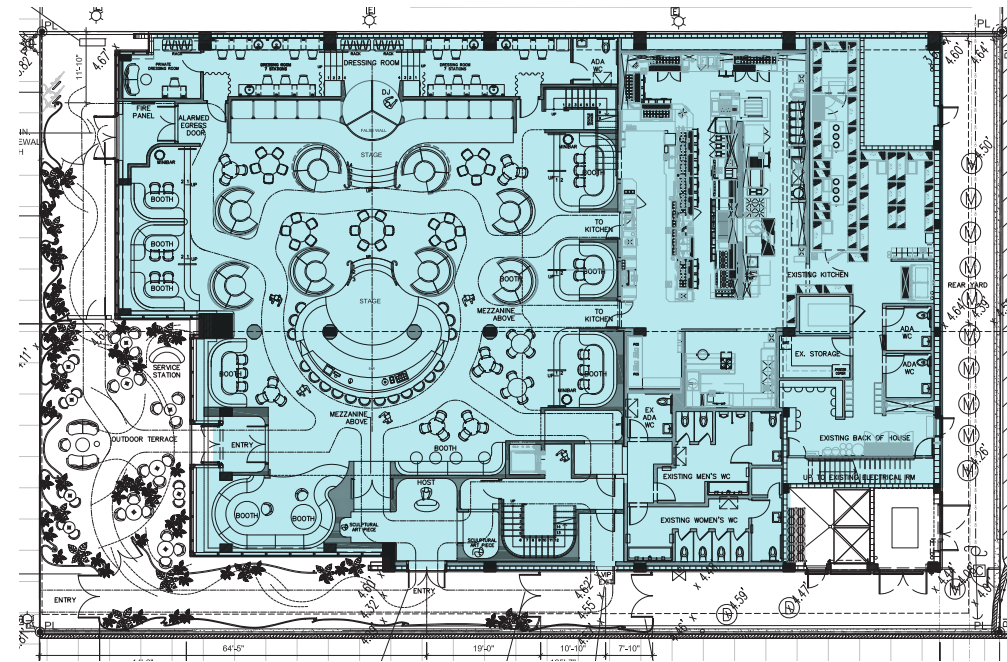




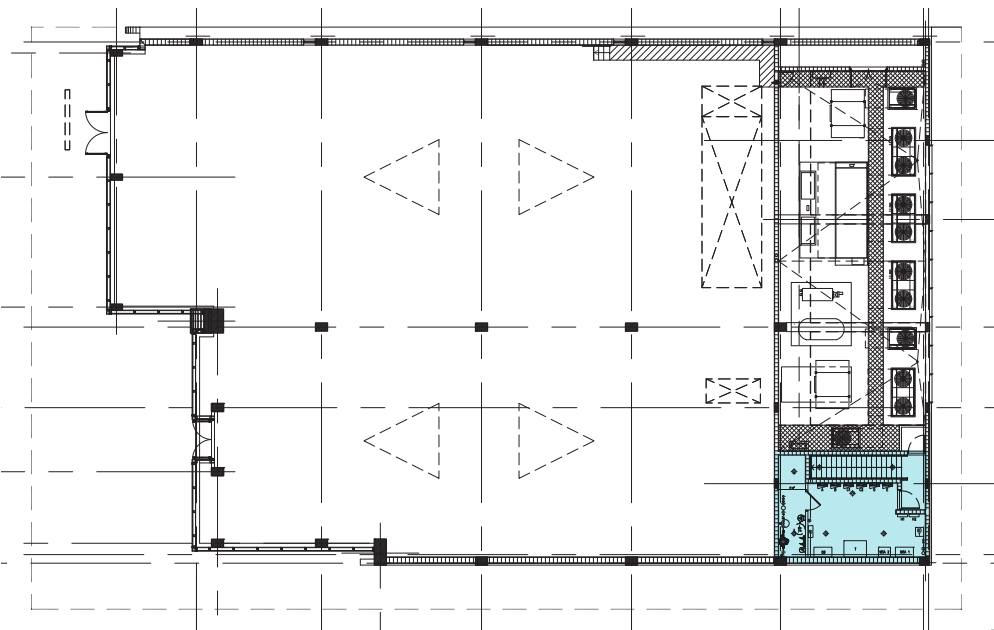




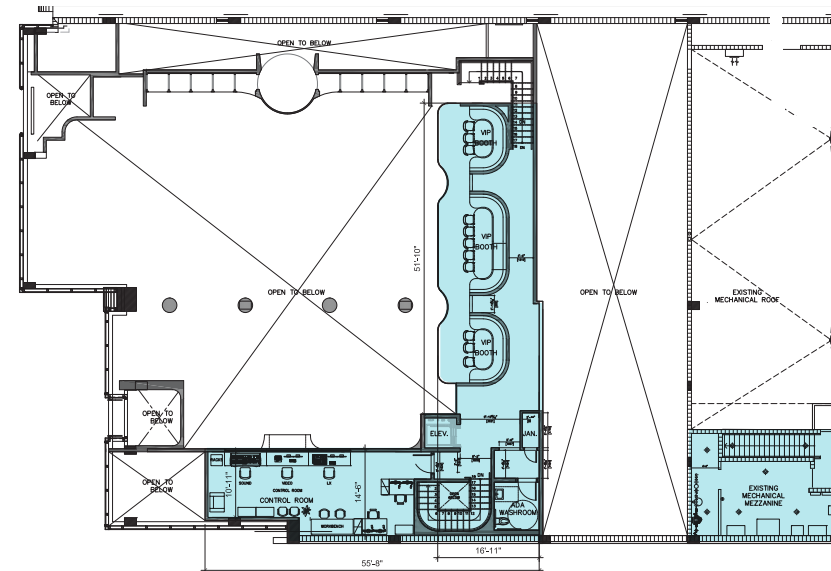
Existing Ground Floor FAR: 11,357 sf



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
<b>TOTAL</b>	<b>11,847 sf</b>

Proposed FAR Summary

Ground Floor	11,357 sf
Mezzanine	2,287 sf
<b>TOTAL</b>	<b>13,644 sf</b>



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

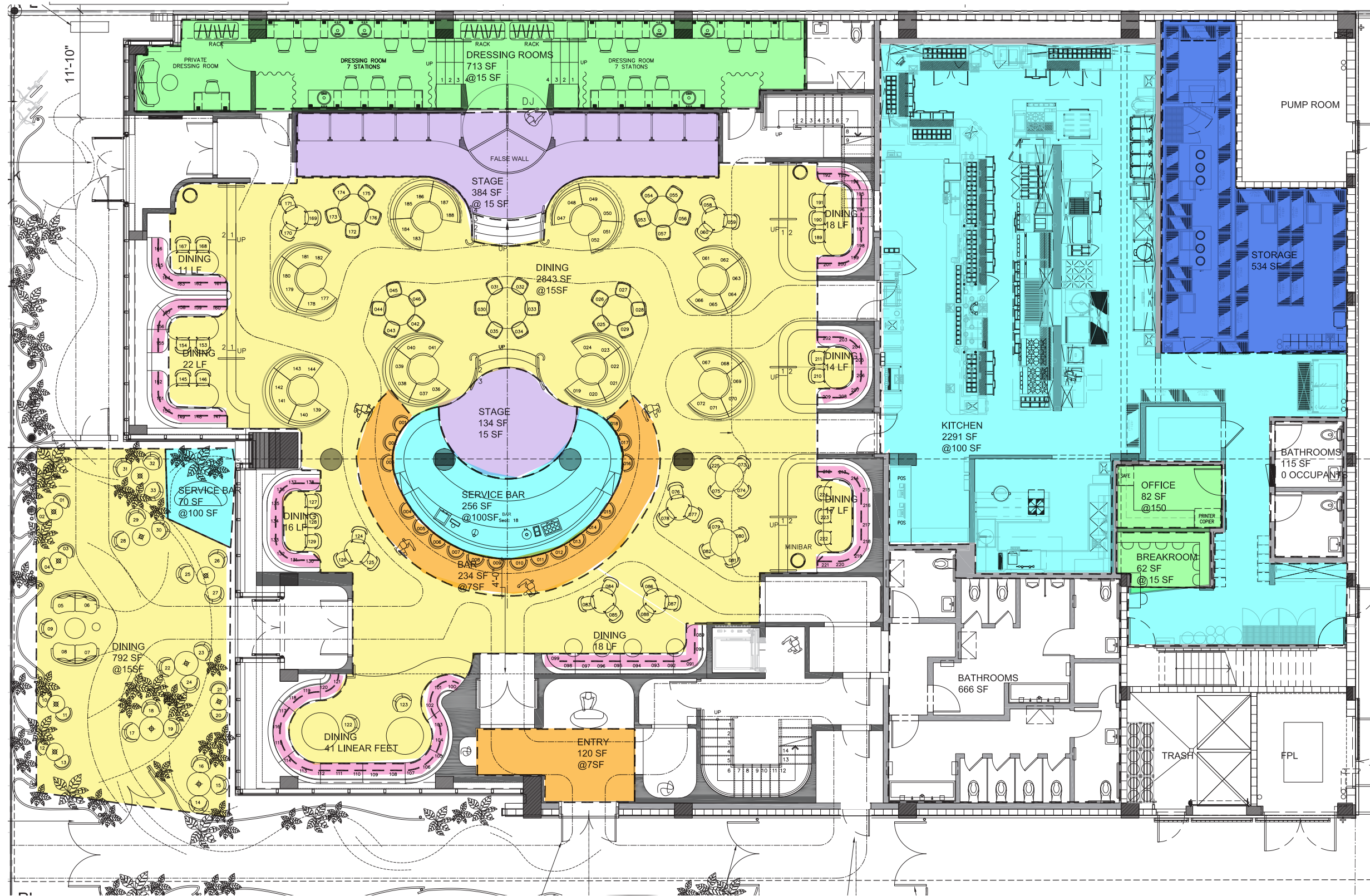
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A-016 Proposed Occupancy Diagram Ground Floor

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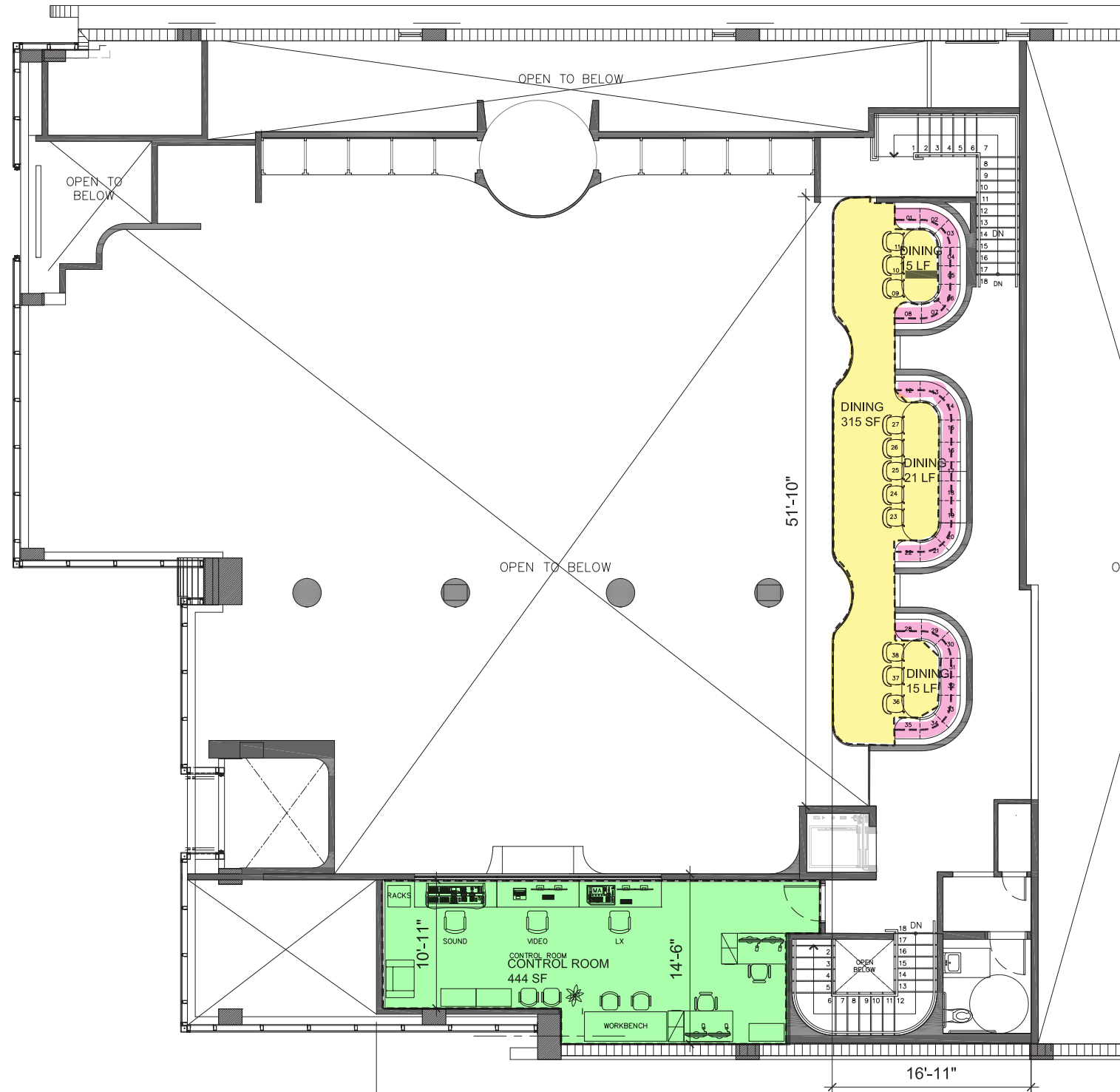
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A-017 Mezzanine Occupancy Diagram

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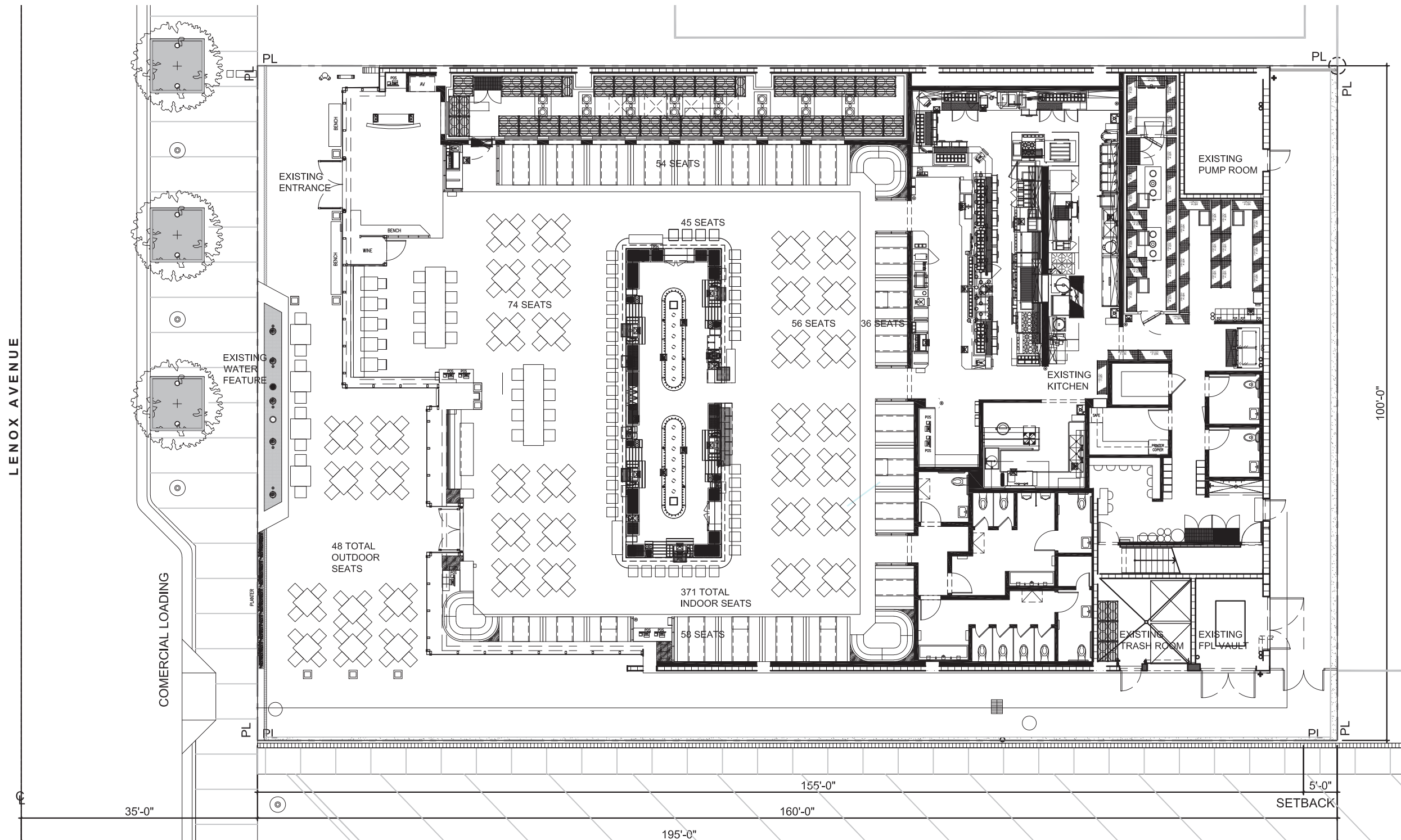
OCCUPANCY LOAD FACTOR CALCULATION TABLE  
PER NFPA 101 2018 table 7.3.1.2

				OCCUPANT LOAD	SEATS
OCCUPANCY	USE	AREA	SF PER OCCUPANT	101 SF	
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





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



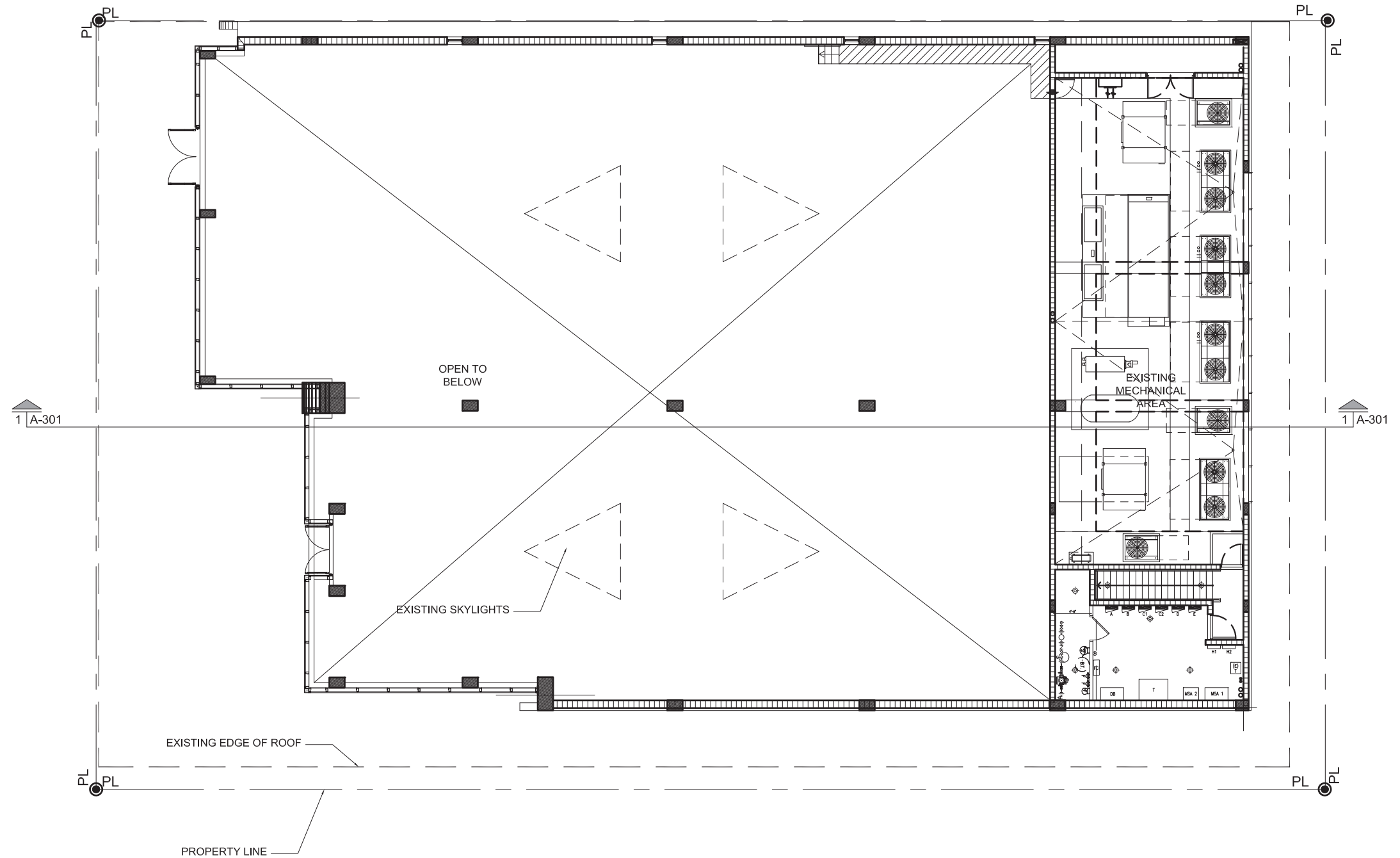
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EX-102 Existing Mezzanine Plan  
scale: 1/16" = 1'-0"

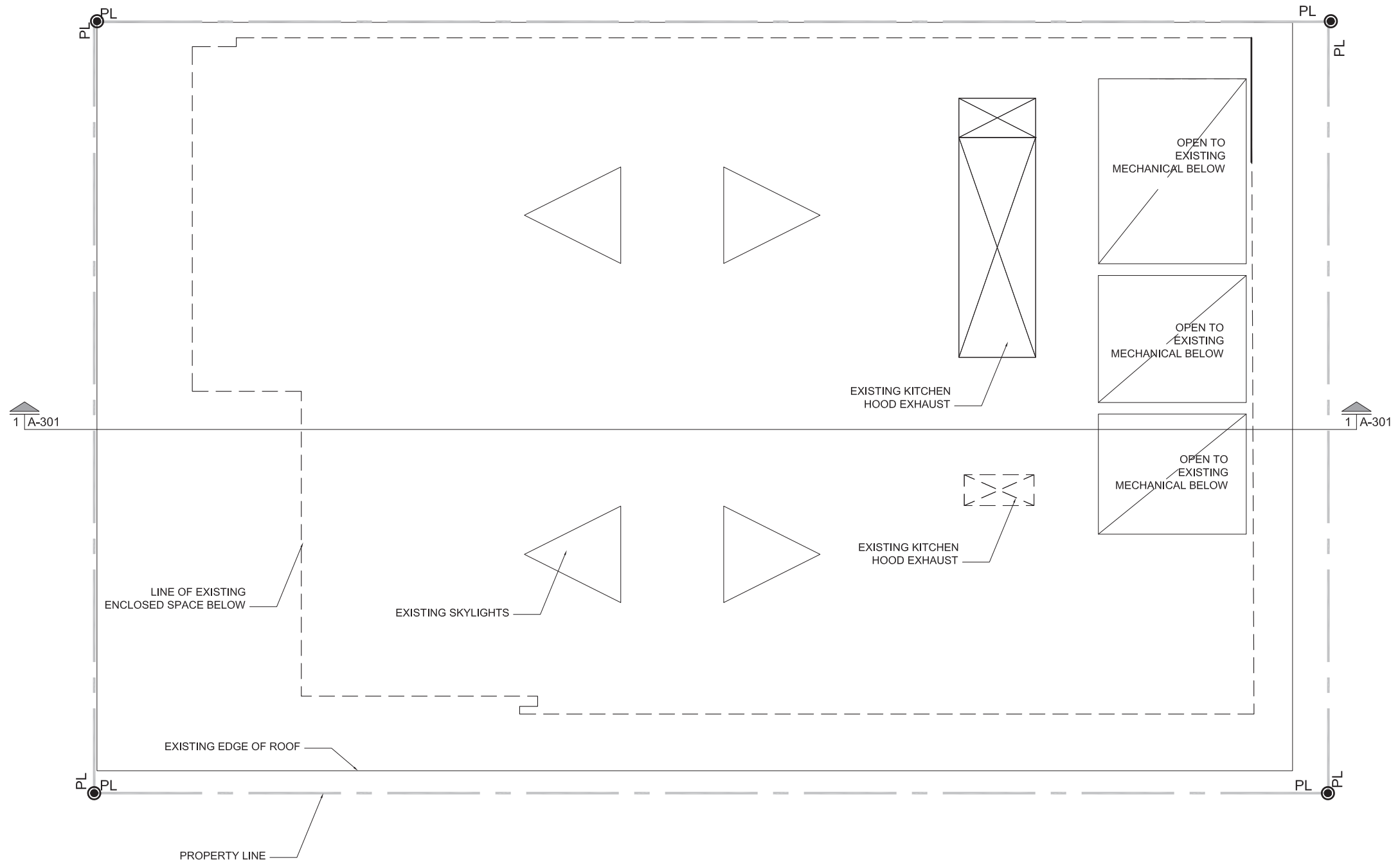
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EX-103 Existing Roof Plan  
scale: 1/16" = 1'-0"

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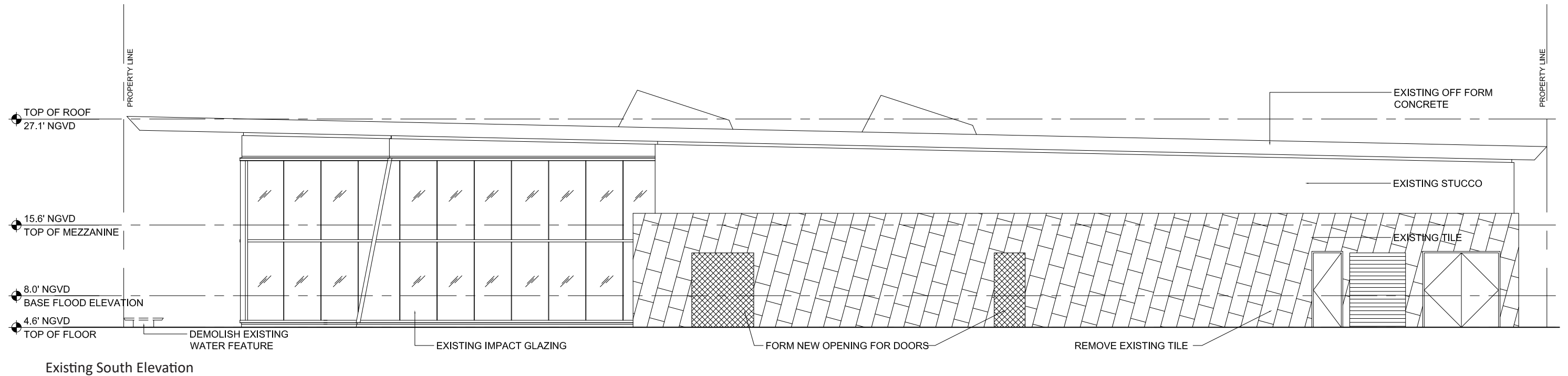
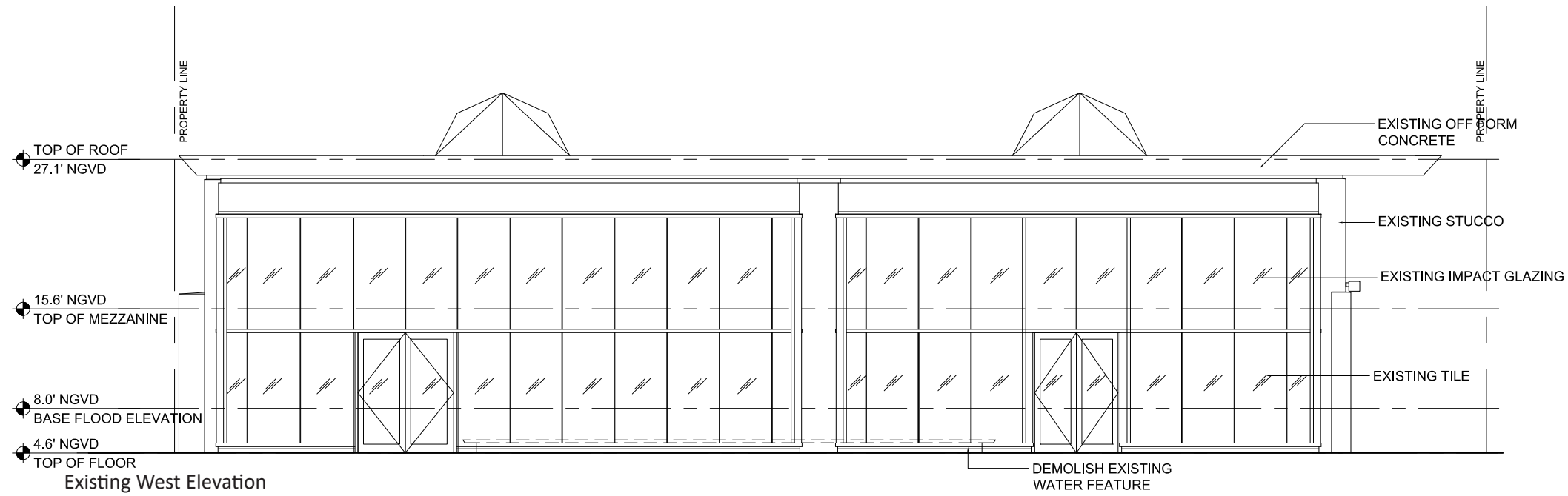
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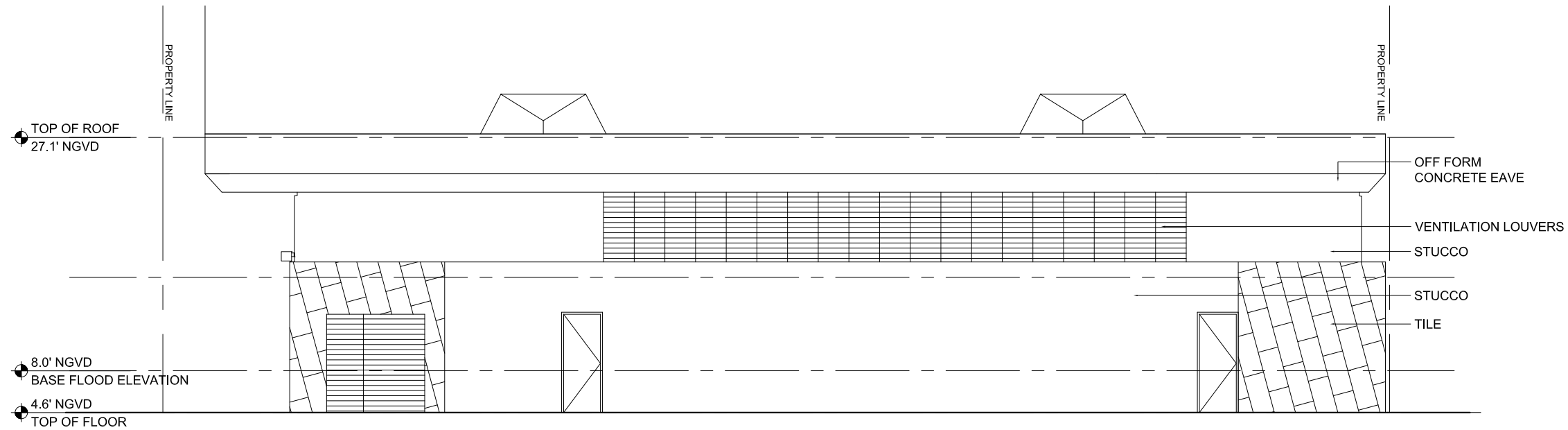
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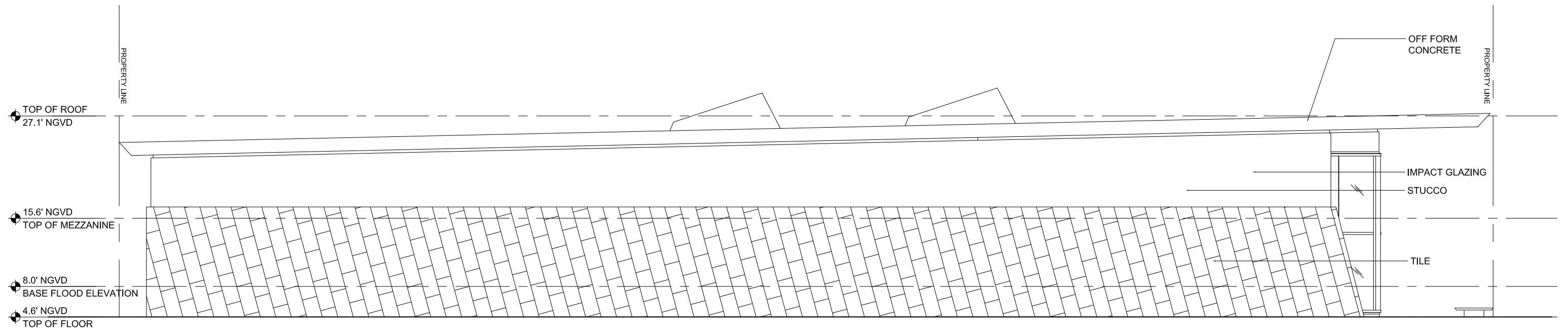
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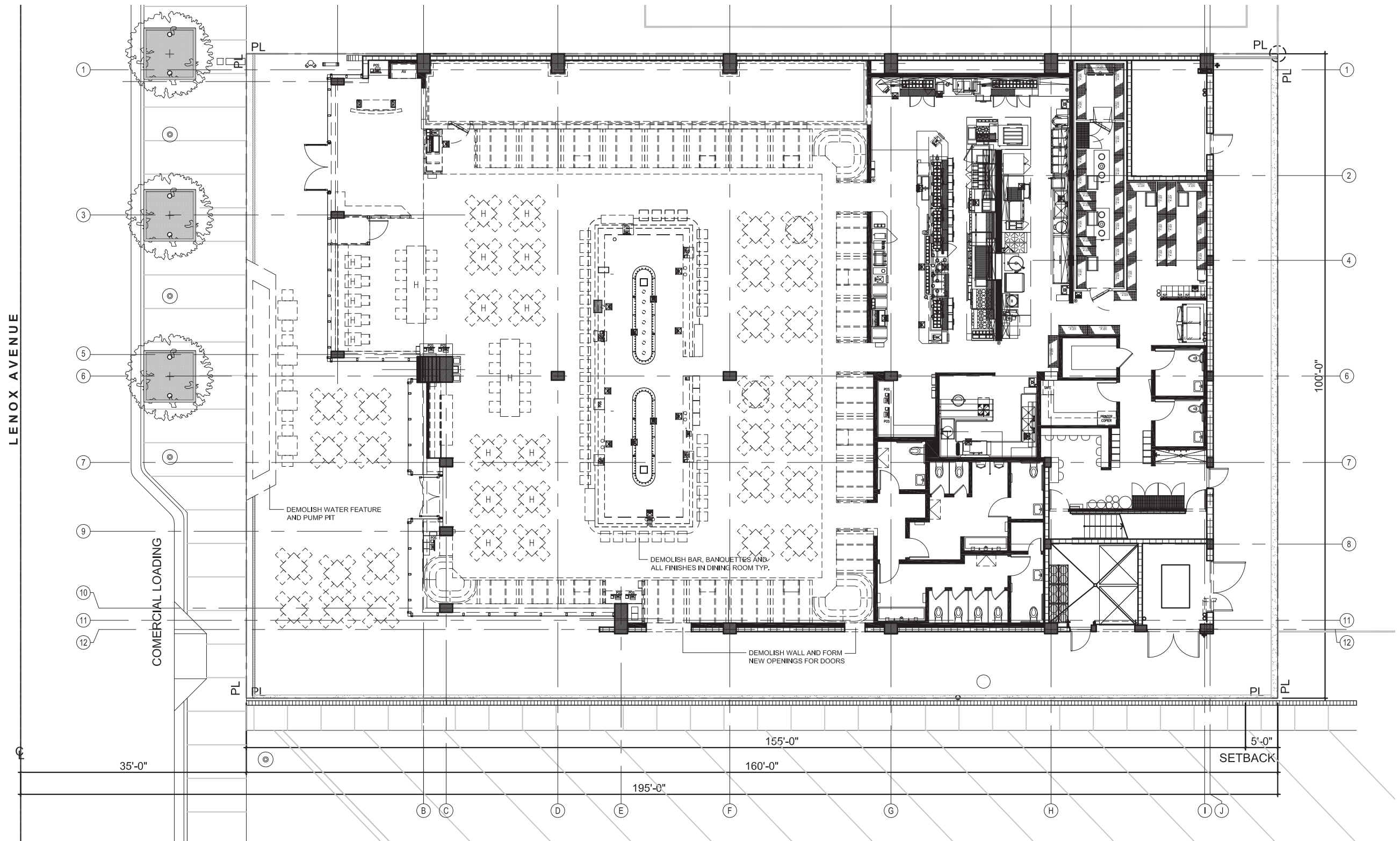


Existing East Elevation



Existing North Elevation



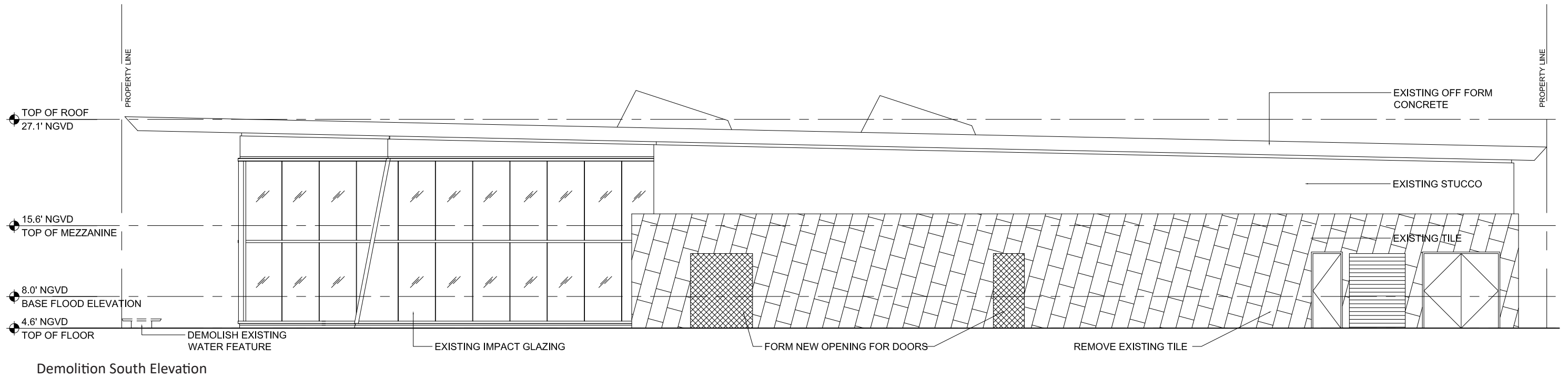
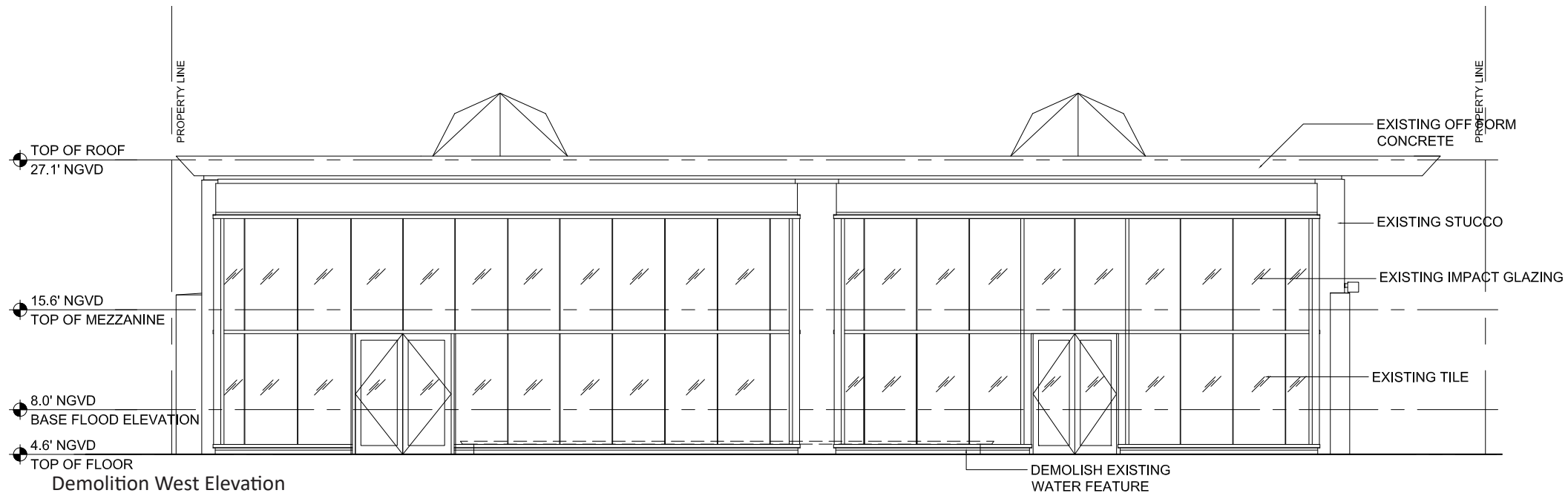


D-101 Demolition Ground Floor Plan  
scale: 1/16" = 1'-0"

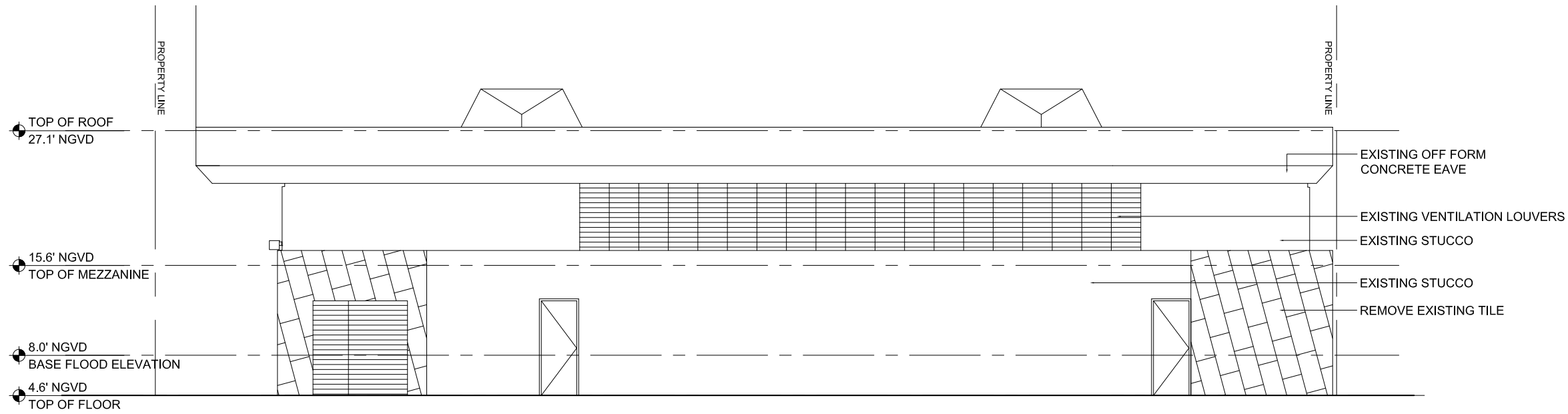
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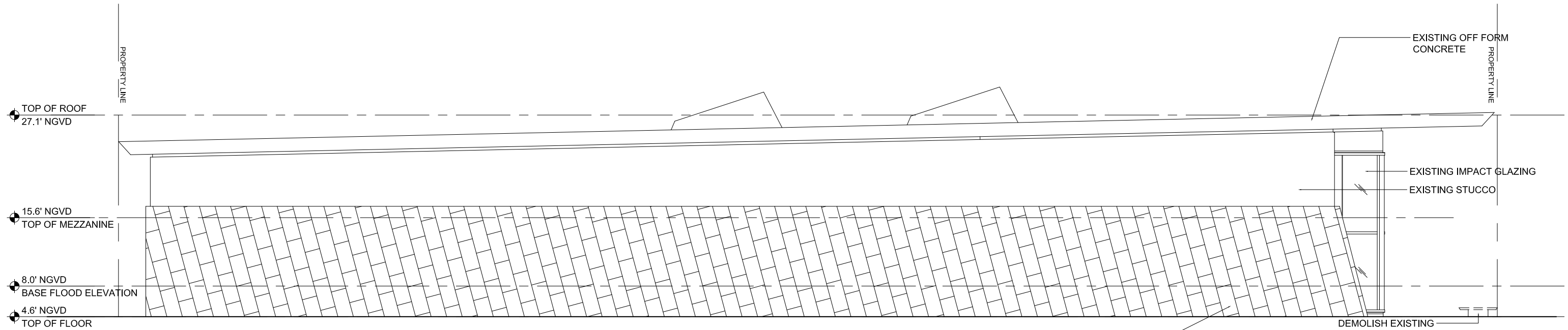
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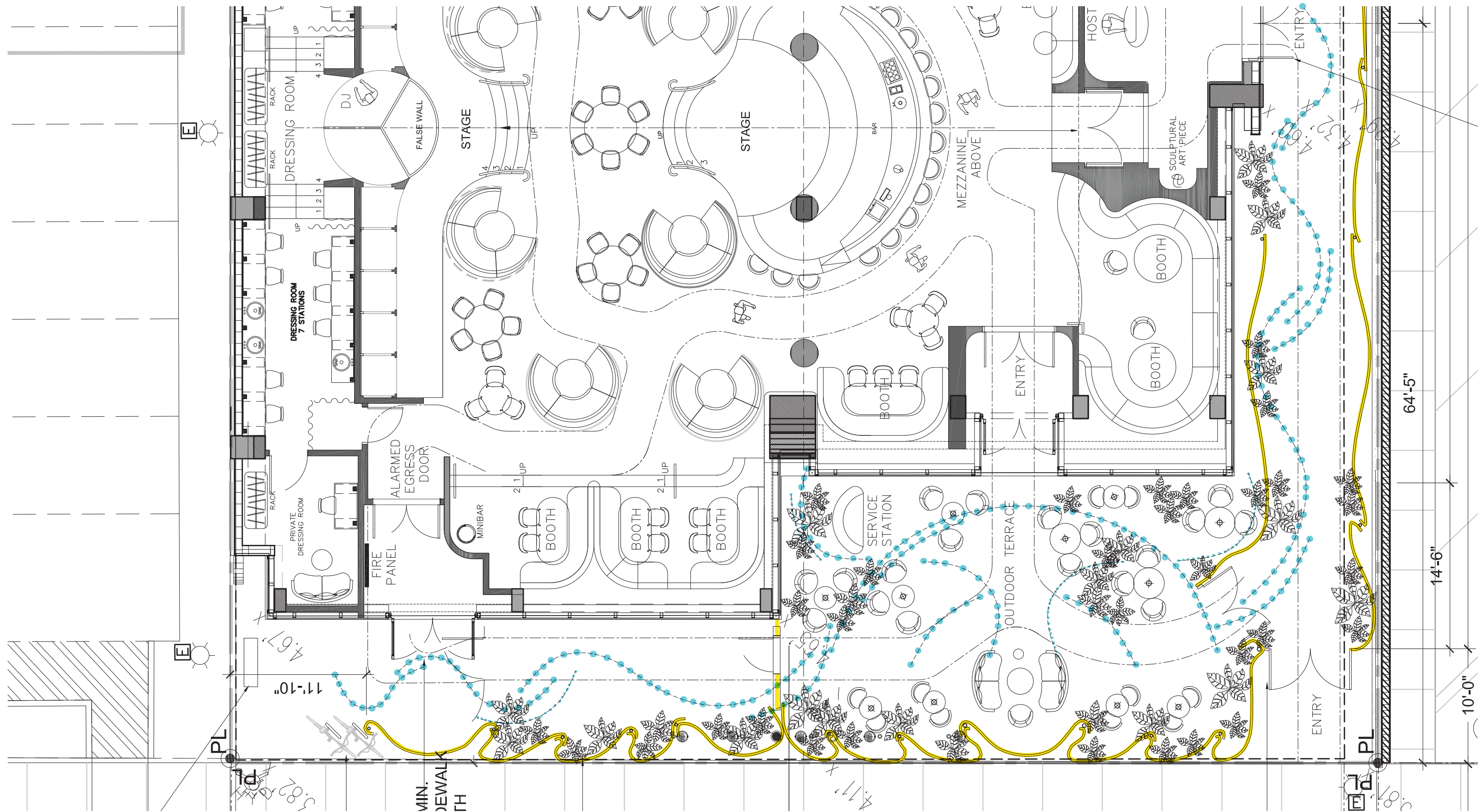
Demolition East Elevation



Demolition North Elevation







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

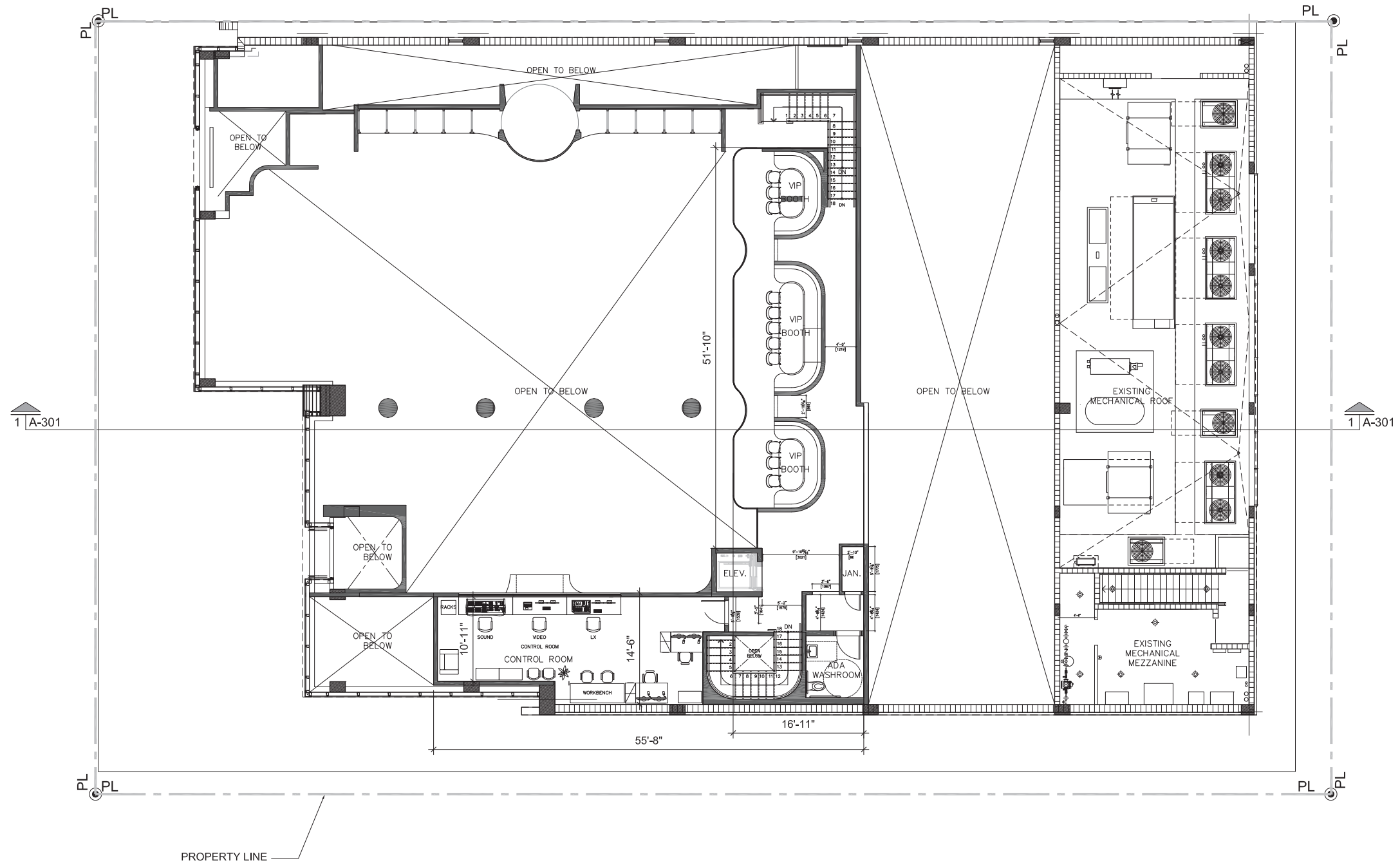
- Ground level screens
- Suspended screens

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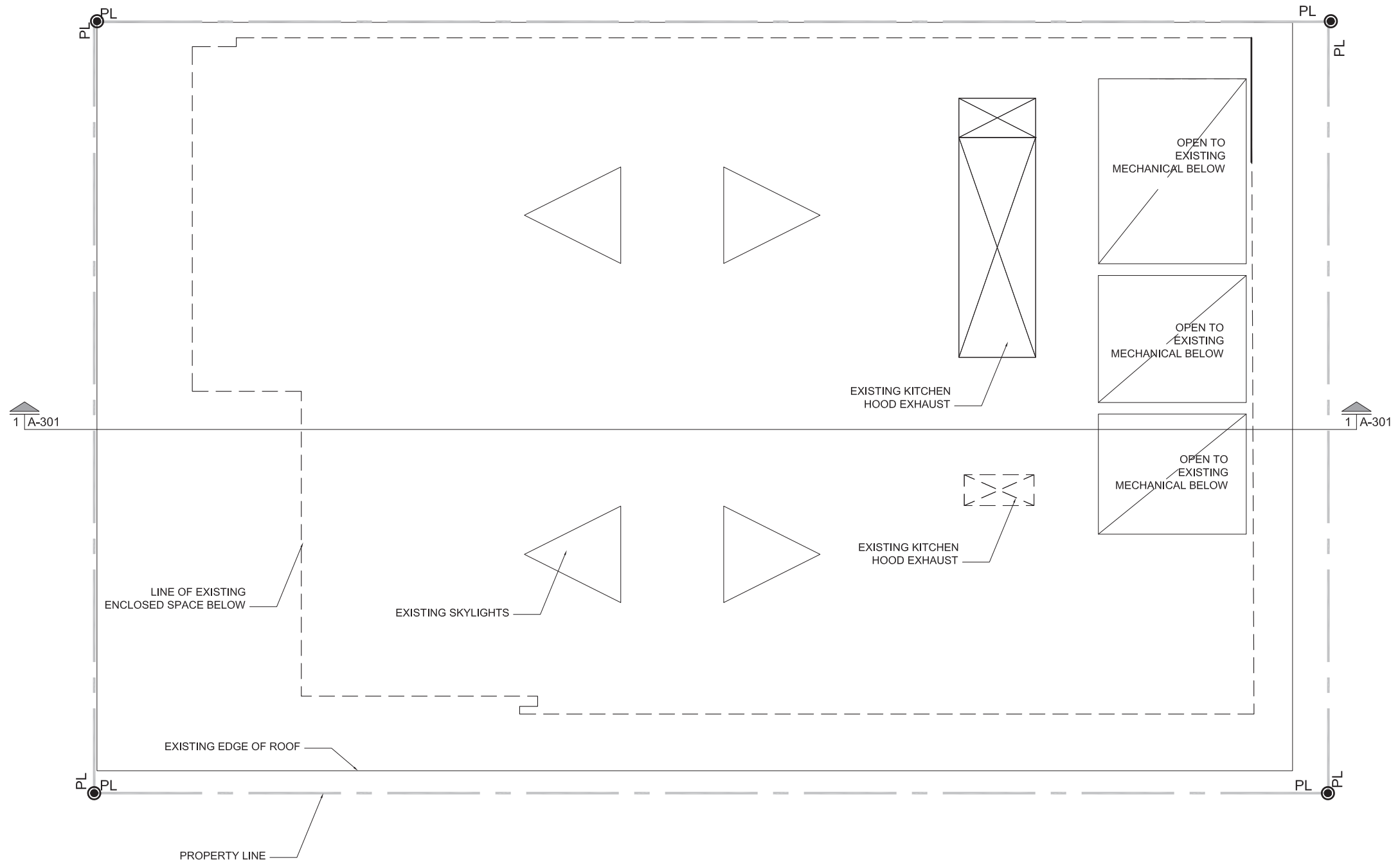
A-103 Proposed Mezzanine Plan  
scale: 1/16" = 1'-0"

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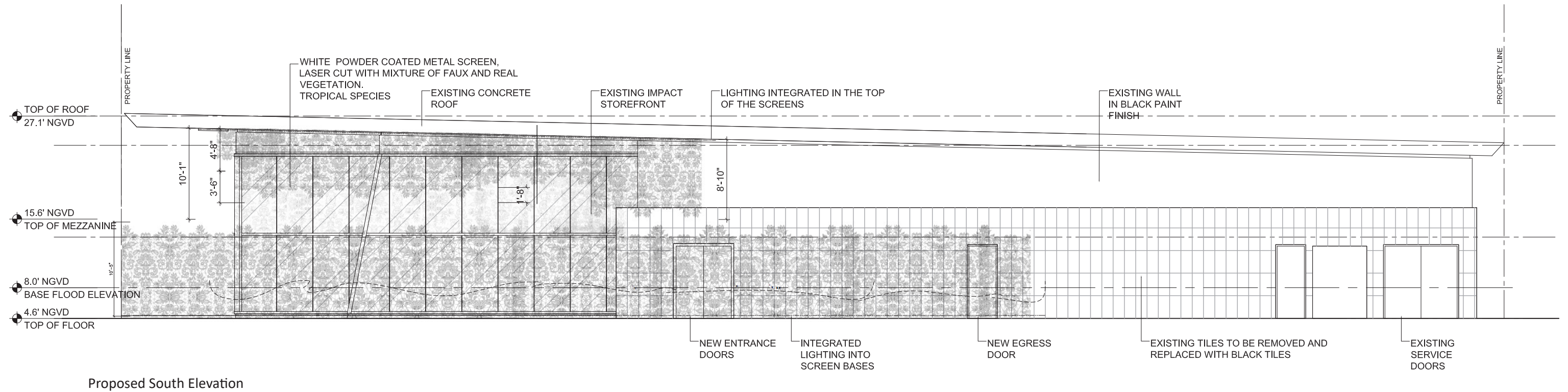
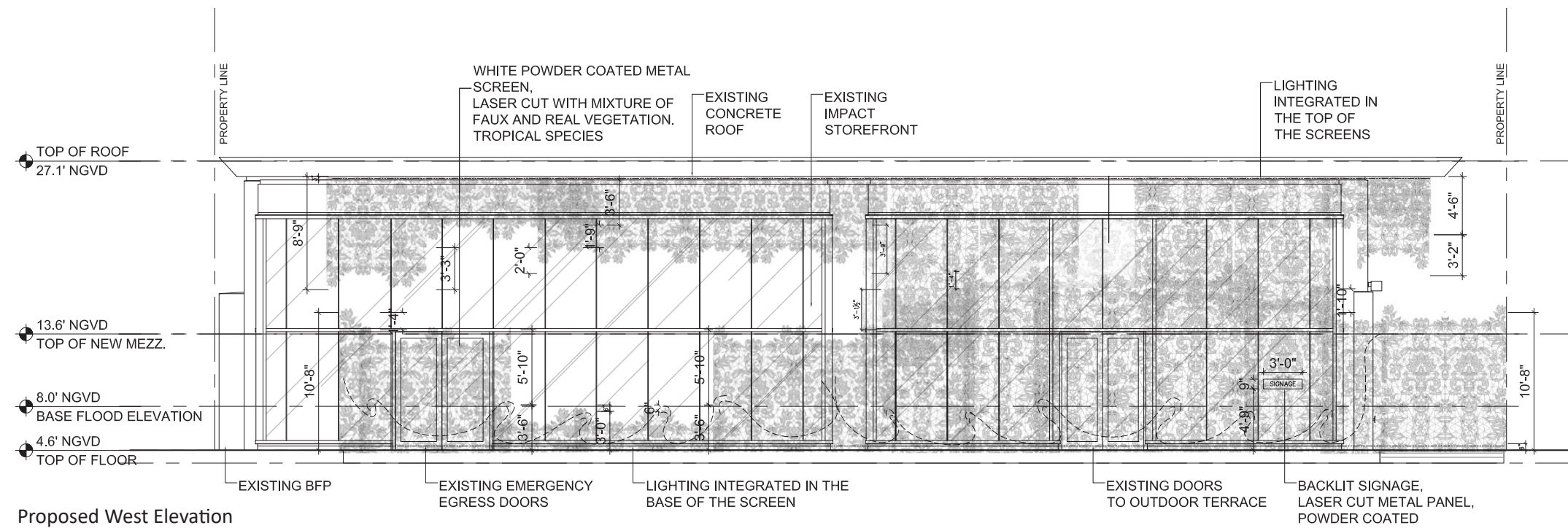


A-104 Proposed Roof Plan  
 scale: 1/16" = 1'-0"

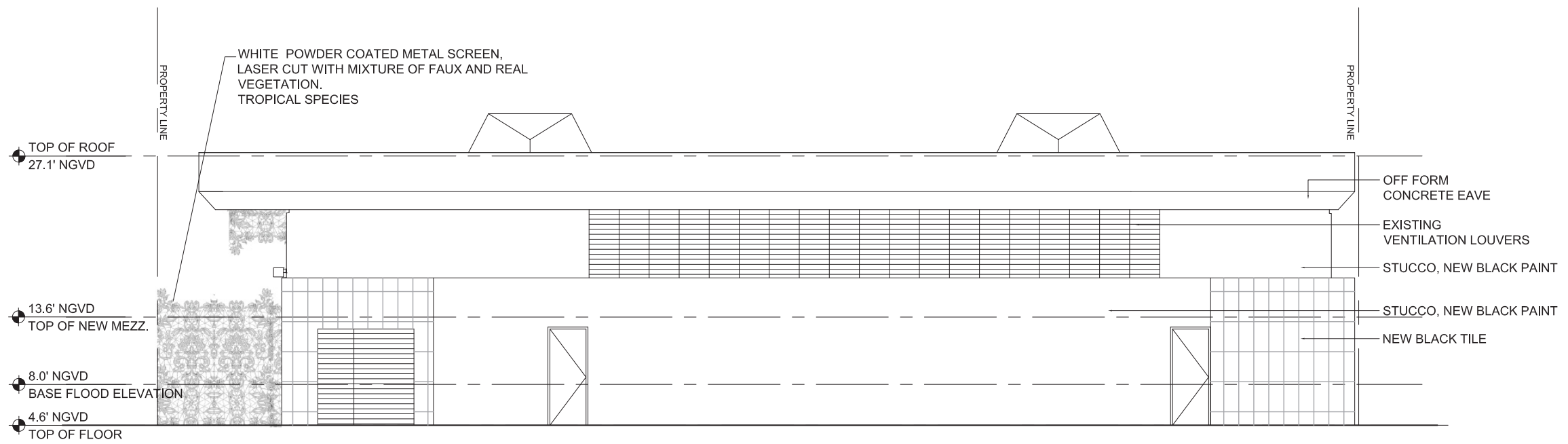
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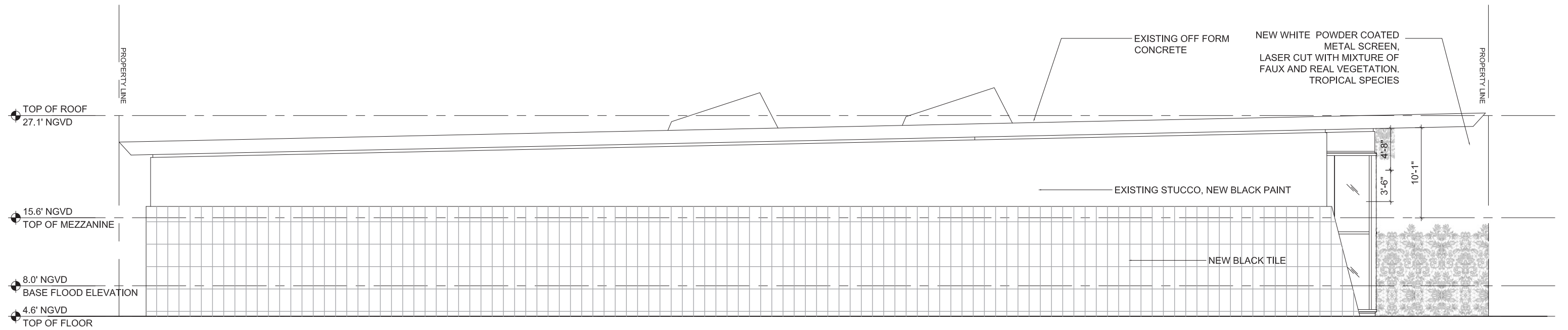




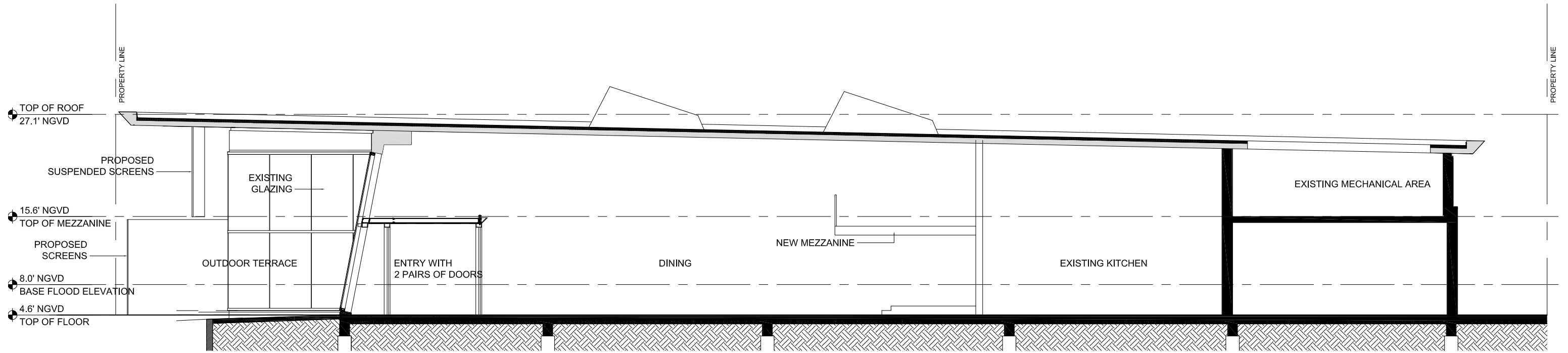




Proposed East Elevation

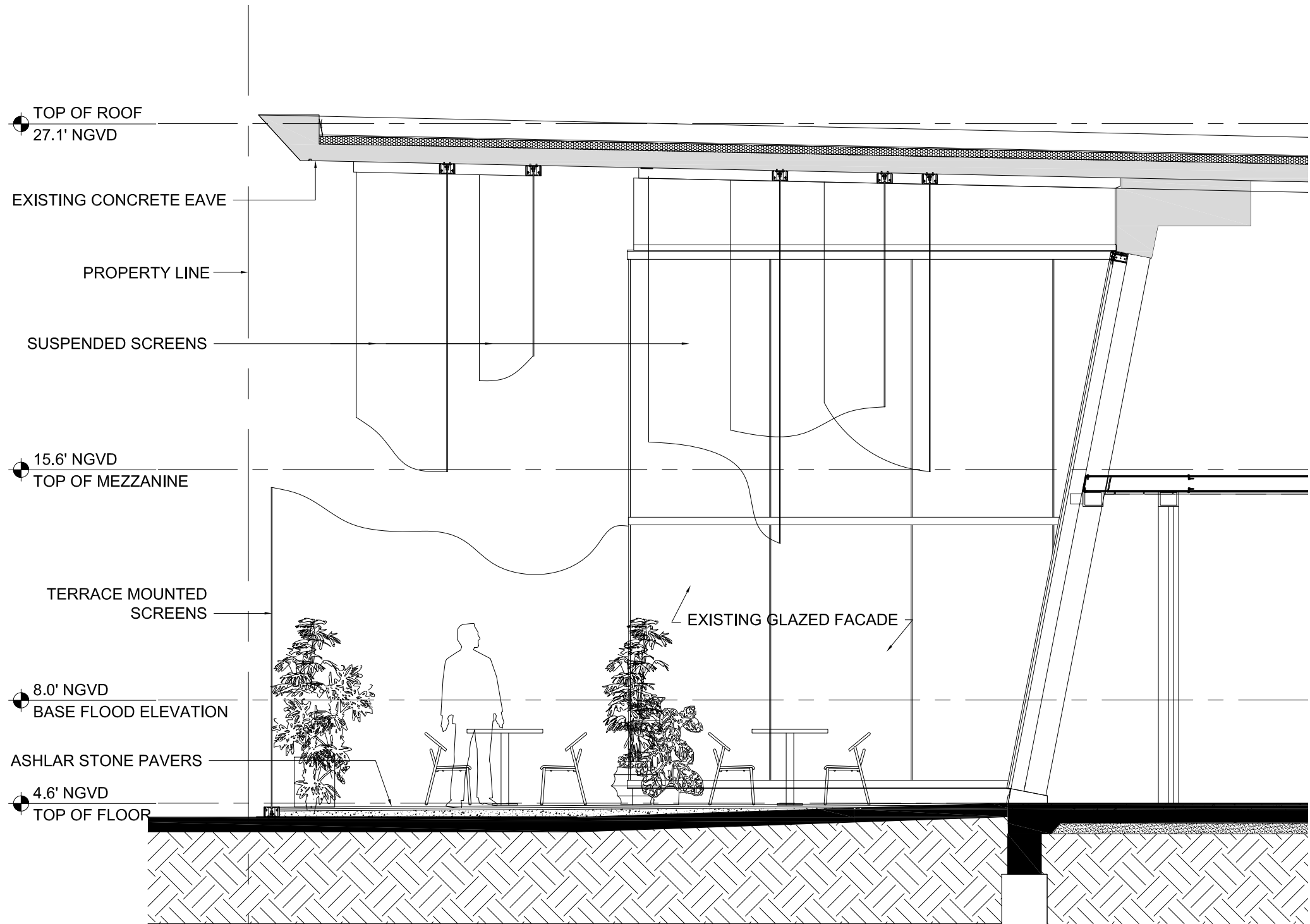


Proposed North Elevation

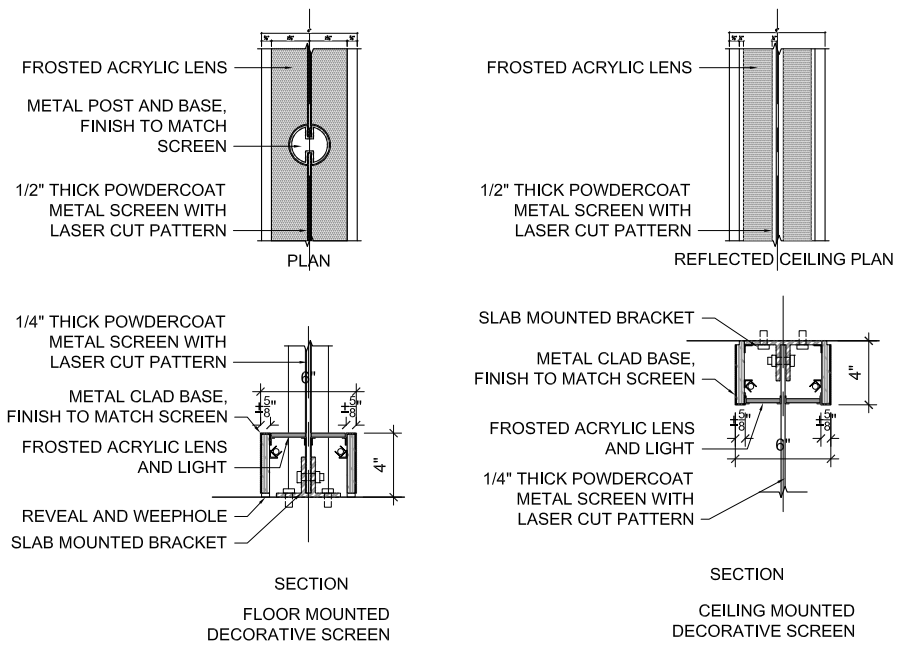


Proposed East-west Section





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



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



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'*



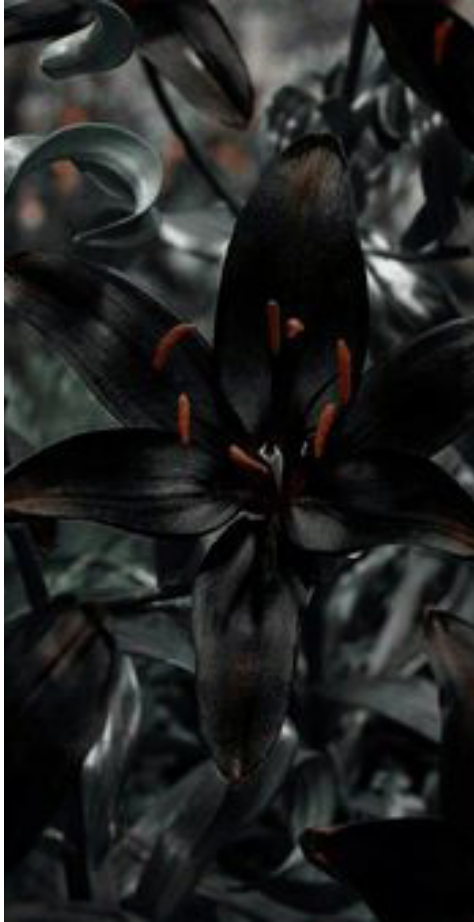
ALOCASIA BLACK MAGIC  
*alocasia esculent 'black magic'*



BIRD OF PARADISE  
*strelitzia reginae*



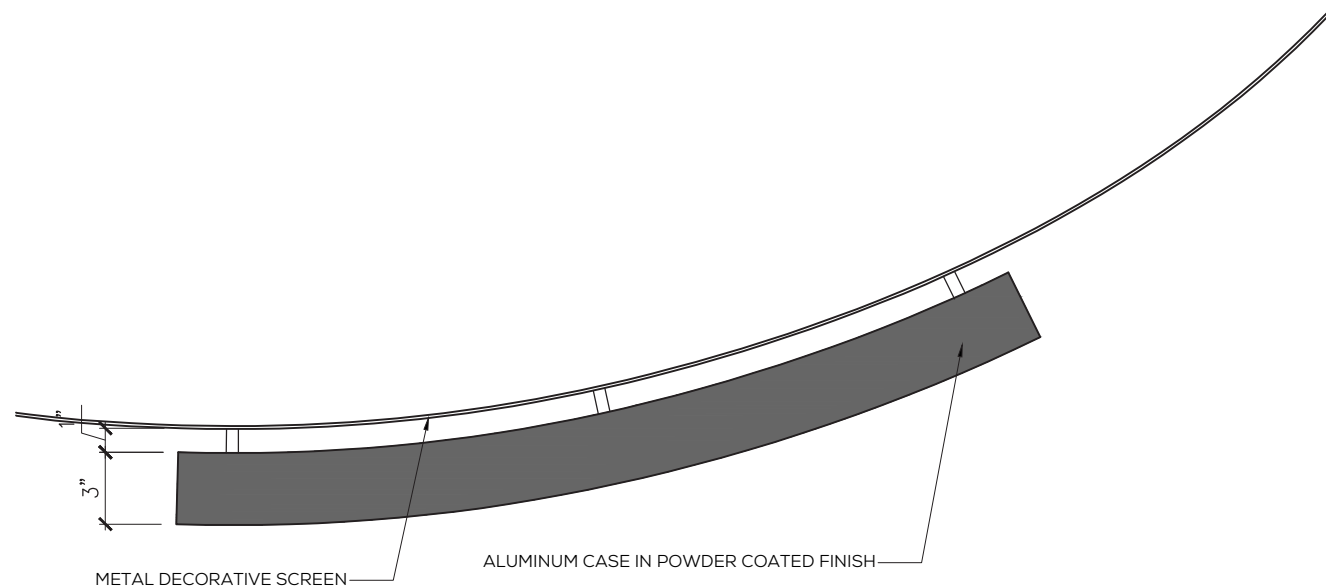
LUCKY ORANGE ORCHID  
*phalaenopsis lucky orange*



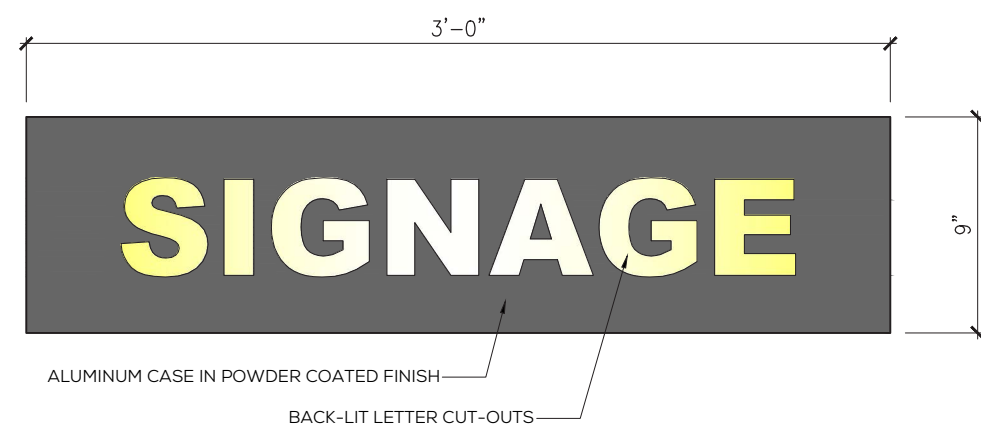
LILY 'NIGHT RIDER'  
*Lilium asiatic*



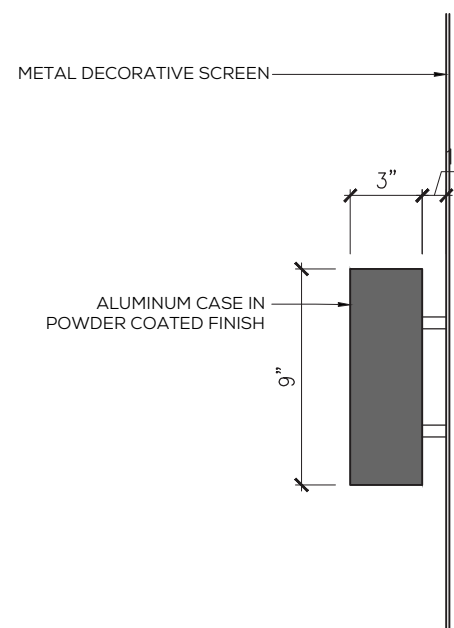
BLACK RAVEN ZZ PLANT  
*zamioculcas zamiifolia*



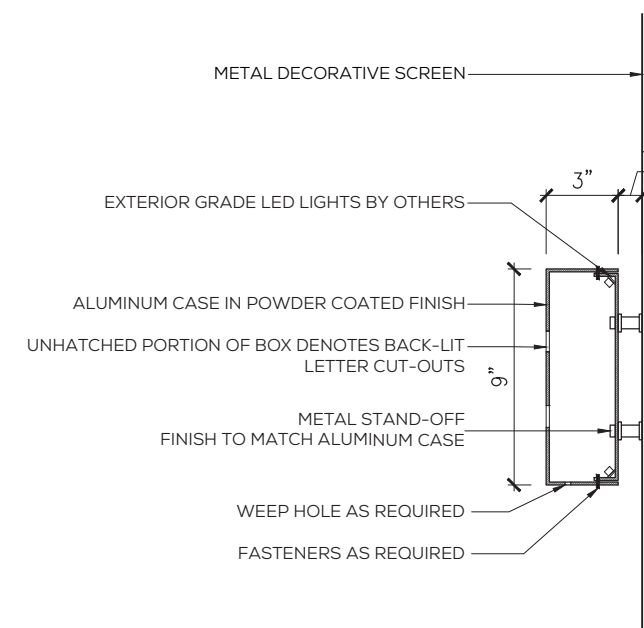
SIGNAGE PLAN



SIGNAGE FRONT ELEVATION



SIGNAGE SIDE ELEVATION



SIGNAGE SECTION