BUILDING DATA

CURRENT ZONING DESIGNATION	GC/BVO (GENERAL COMMERCIAL / BAY VIEW OVERLAY)
PROPOSED ZONING DESIGNATION	CL/BVO (LIMITED COMMERCIAL / BAY VIEW OVERLAY)
OCCUPANCY	COMMERCIAL
LOT AREA	58,443 S.F. / 1.34 ACRES

LOT COVERAGE

MAX. 80% OF 58,443 SF	46,754.4 S.F.
PROVIDED	28,133 S.F.

LANDSCAPE OPEN SPACE

MIN. 20% OF 58,443	11,688.6 S.F.
PROVIDED	
PERVIOUS	11,834.7 S.F.
IMPERVIOUS	18,475.3 S.F.
TOTAL	30,310 S.F.

DENSITY CALCULATION

	ALLOWED	PROVIDED
HOTEL UNITS	99/ACRE= 132 MAX.	132 TOTAL

FLOOR AREA RATIO (FAR)

MAX FLOOR AREA RATIO	2.5
MAX GROSS FAR AREA ALLOWED	58,444 x 2.5 = 146,107 S.F.
PROPOSED FAR	144,792 S.F.

BUILDING SETBACKS

BUILDING SETBACKS	REQUIRED	PROPOSED PEDESTAL	PROPOSED TOWER
NORTH(REAR)	25'-0"	25'-0"	67'-0"
SOUTH (FRONT)	40'-0"	40'-0"	51'-9"
*EAST (SIDE)	90'-0"	15'-0"	68'-11"
*WEST(SIDE)	90'-0"	60'-0"	99'-7"

* PER 152.032 (c)(2).(c) IF ANY PORTION OF A BUILDING EXCEEDS 240 FEET IN HEIGHT, THE TWO SIDE YARDS TOGETHER MUST TOTAL 60% OF THE WIDTH OF THE LOT, PROVIDED THE SMALLEST SIDE YARD MAY NOT BE LESS THAN 20% OF THE WIDTH OF THE LOT.

SHORELINE SETBACKS

SHORELINE SETBACKS	REQUIRED	PROPOSED
NORTH(REAR)	75'-0"	25'-0"
MIN VIEW CORRIDOR 20% OF LOT WIDTH	60'-0"	60'-0"
SIDE SETBACK	25'-0"	15-0"
STREET SETBACK	25'-0"	40-0"

BUILDING HEIGHT - 340'-0" PER BVO REGULATIONS

ALLOWED	340'-0" PER BVO REGULATIONS
PROPOSED	236'-8" (23 STORIES WHERE 7 PARTIAL LEVELS OF PARKING) 252'-8" (TOP OF MECHANICAL ROOF)

AREA MATRIX

HOTEL UNITS	133,376 S.F.
AMENITIES / COMMON AREAS	2,622 S.F.
LOBBY	2,662 S.F.
ACCESSORY COMMERCIAL	6,245 S.F.
TOTAL	144,792 S.F.

HOTEL UNIT MATRIX

	AREA	# OF UNITS
UNIT TYPE 1	400 - 469 S.F. (430 Average)	36
UNIT TYPE 2	804 - 834 S.F. (819 Average)	48
UNIT TYPE 3	1,244 - 1,391 S.F. (1,317 Average)	48
		132

PARKING CALCULATION

	REQUIRED	PROVIDED *
HOTEL UNIT TYPE 1 = 1 +10%	36x1+10%= 39.6	
HOTEL UNIT TYPE 2 = 1 + 10%	48x1+10%= 52.8	
HOTEL UNIT TYPE 3 = 2 + 10%	48x2+10%= 105.6	
ACCESSORY COMMERCIAL 1/75 S.F.	2,350 /75 = 31.33	
ACCESSORY COMMERCIAL 1/200 S.F.	2,354/200 = 11.77	
TOTAL	242	249

PARKING MATRIX

	ADA 12x18	STANDARD 9X18	COMPACT 8X16	TANDEM 9X18
LEVEL 1	3	10	0	
LEVEL 2	0	19	4	
LEVEL 3	0	34	8	5
LEVEL 4	1	32	9	5
LEVEL 5	1	32	9	5
LEVEL 6	1	32	9	5
LEVEL 7	0	35	10	5
SUB-TOTAL	6	194	49	25
PERCENTAGE	2.41%	77.91%	19.68%	
SUB-TOTAL		249		25
TOTAL WITH TANDEM		274		

* 20% COMPACT SPACES ALLOWED (20 % COMPACT PROVIDED)
* 2% MIN. ALLOCATED FOR HANDICAP SPACES 12+5 x 18' (2.41% PROVIDED)

1

LOADING CALCULATION

	REQUIRED	PROVIDED
LOADING	3 - 12'x30'	3 - 12'x30'

VARIANCE REQUEST

CODE SECTION	REQUEST
152.032(c)(2)(c)	TO REDUCE SIDE SETBACKS FROM 60% OF THE LOT WIDTH TO 25% OF LOT WIDTH

REVISIONS / SUBMISSIONS

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PROJECT / ZONING DATA

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B Developments, LLC
1870 NW South River Drive,
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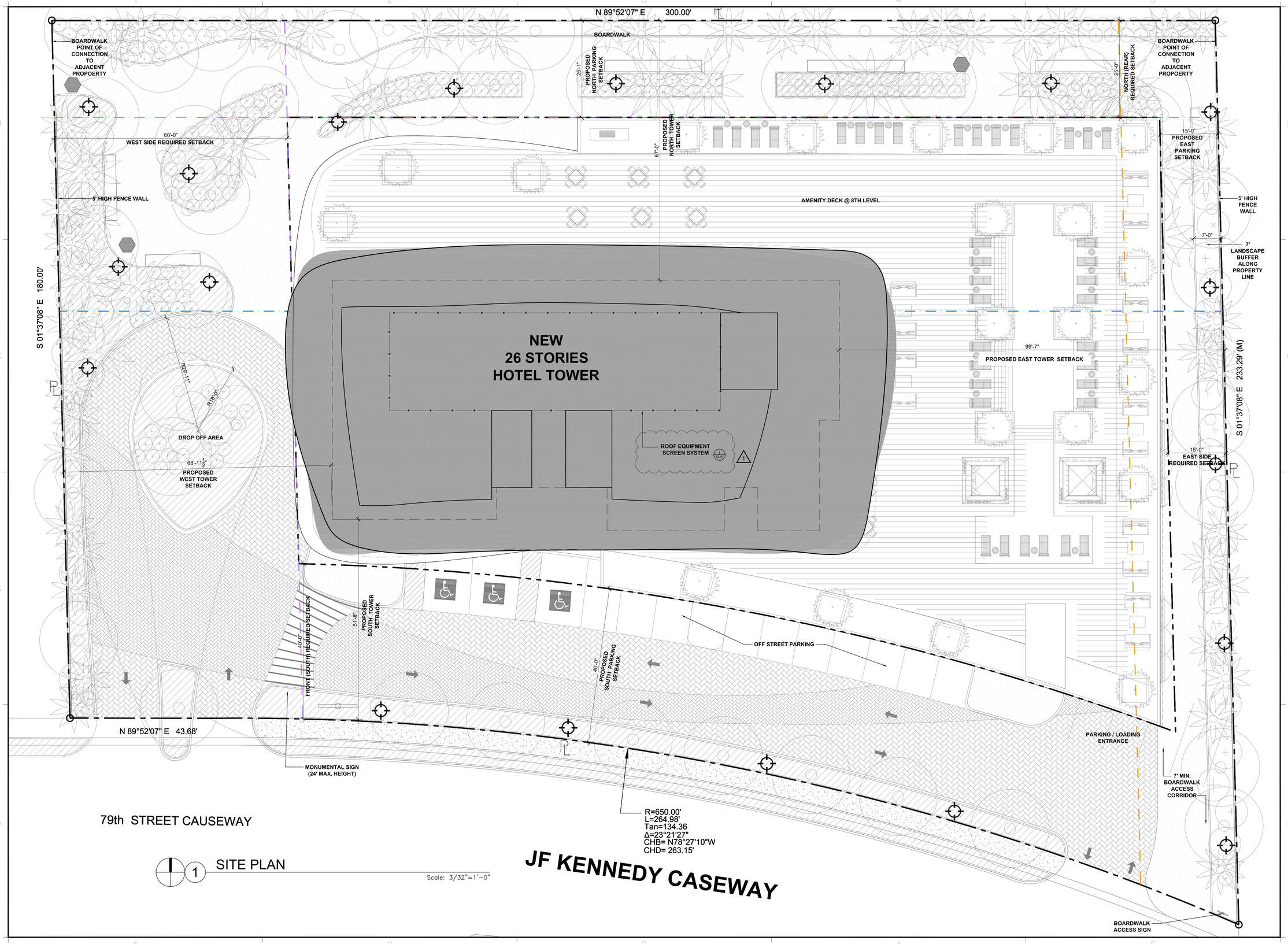

1 SITE PLAN

Scale: 3/32"=1'-0"

REVISIONS / SUBMISSIONS	
1	CITY COMMENTS 01.21.2014.
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SITE PLAN

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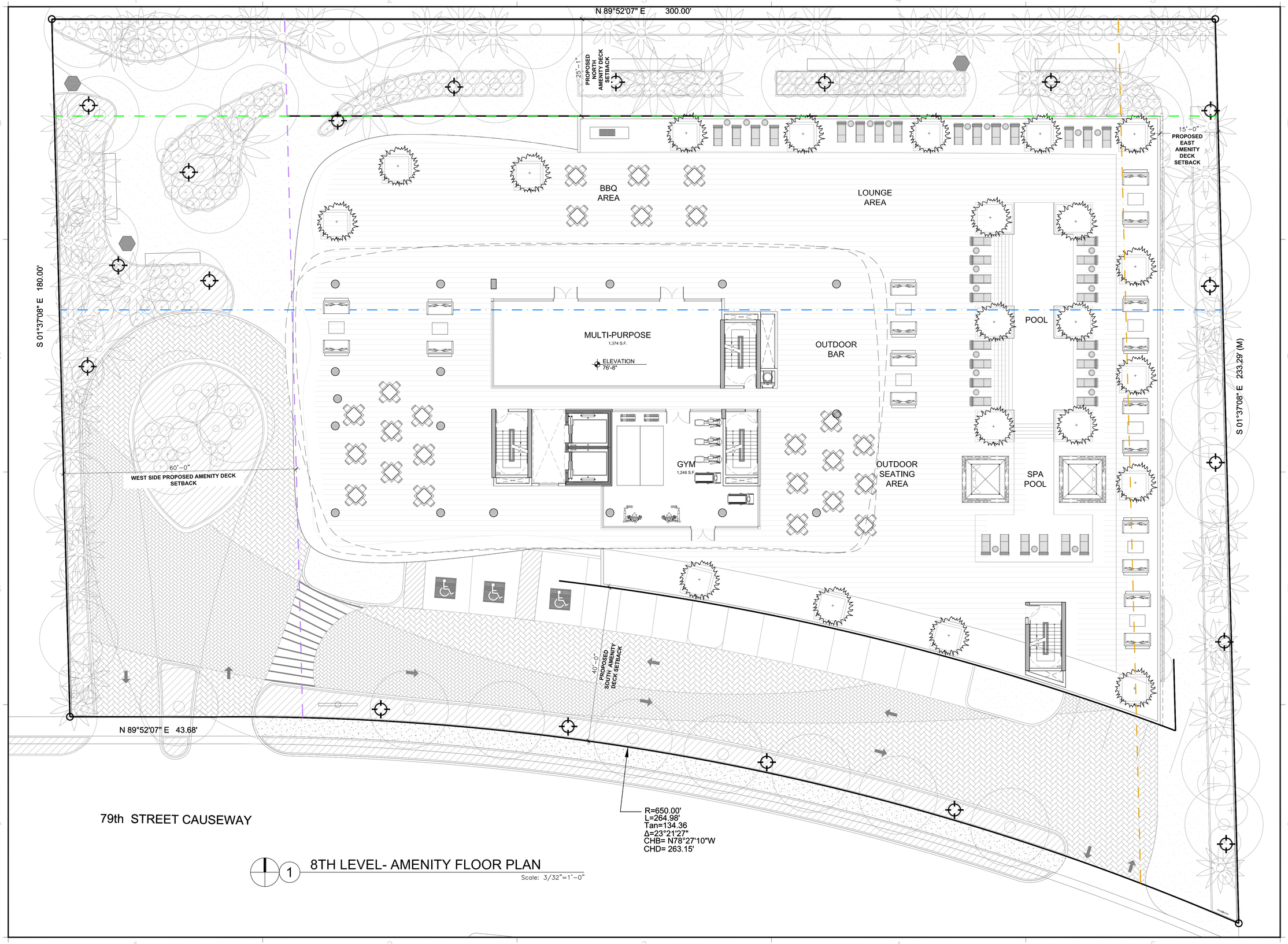

1 8TH LEVEL- AMENITY FLOOR PLAN

Scale: 3/32"=1'-0"

REVISIONS / SUBMISSIONS

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AMENITY LEVEL

FLOOR PLAN

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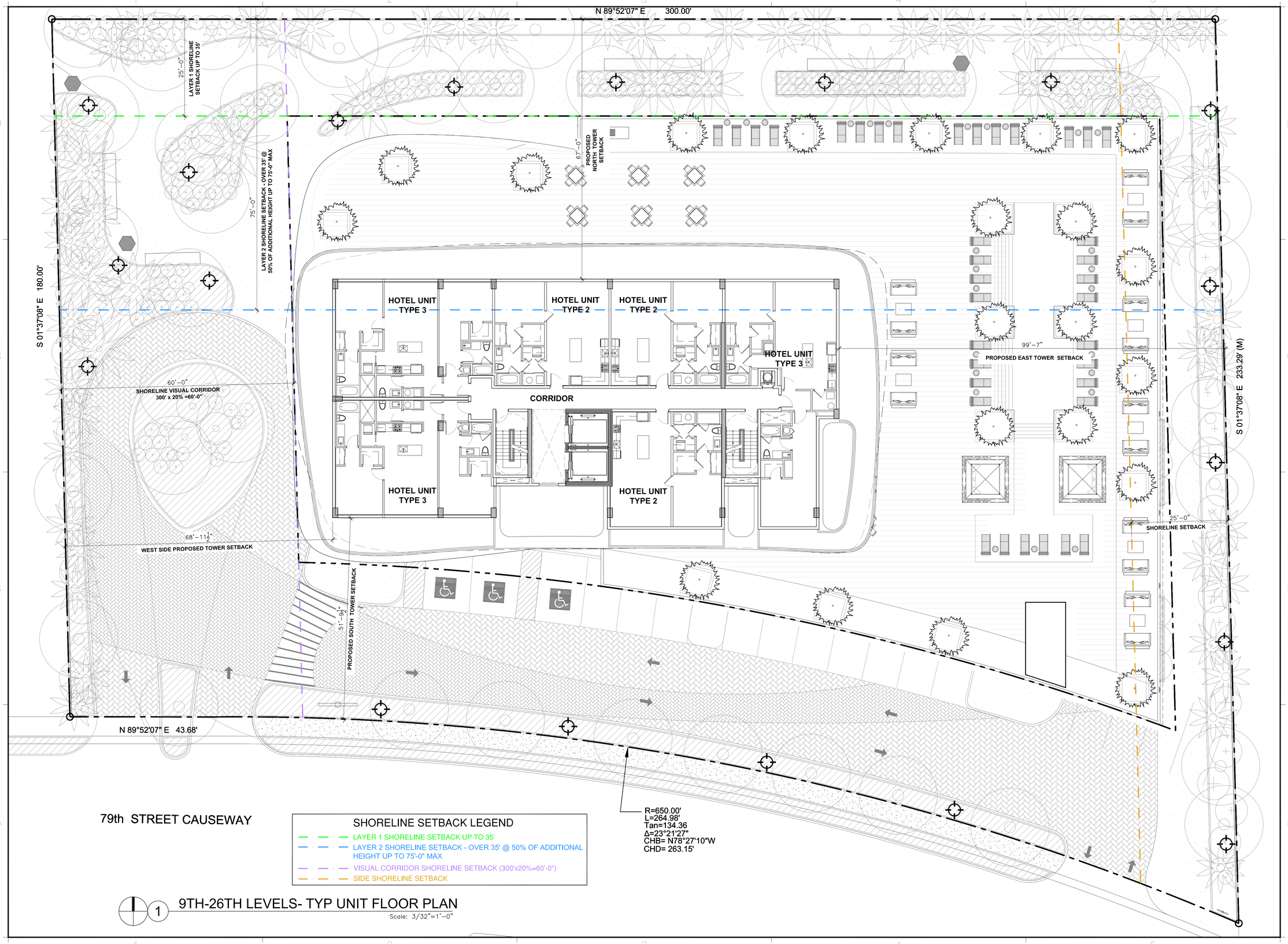

1 9TH-26TH LEVELS- TYP UNIT FLOOR PLAN

Scale: 3/32"=1'-0"

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TYP UNIT LEVEL

FLOOR PLAN

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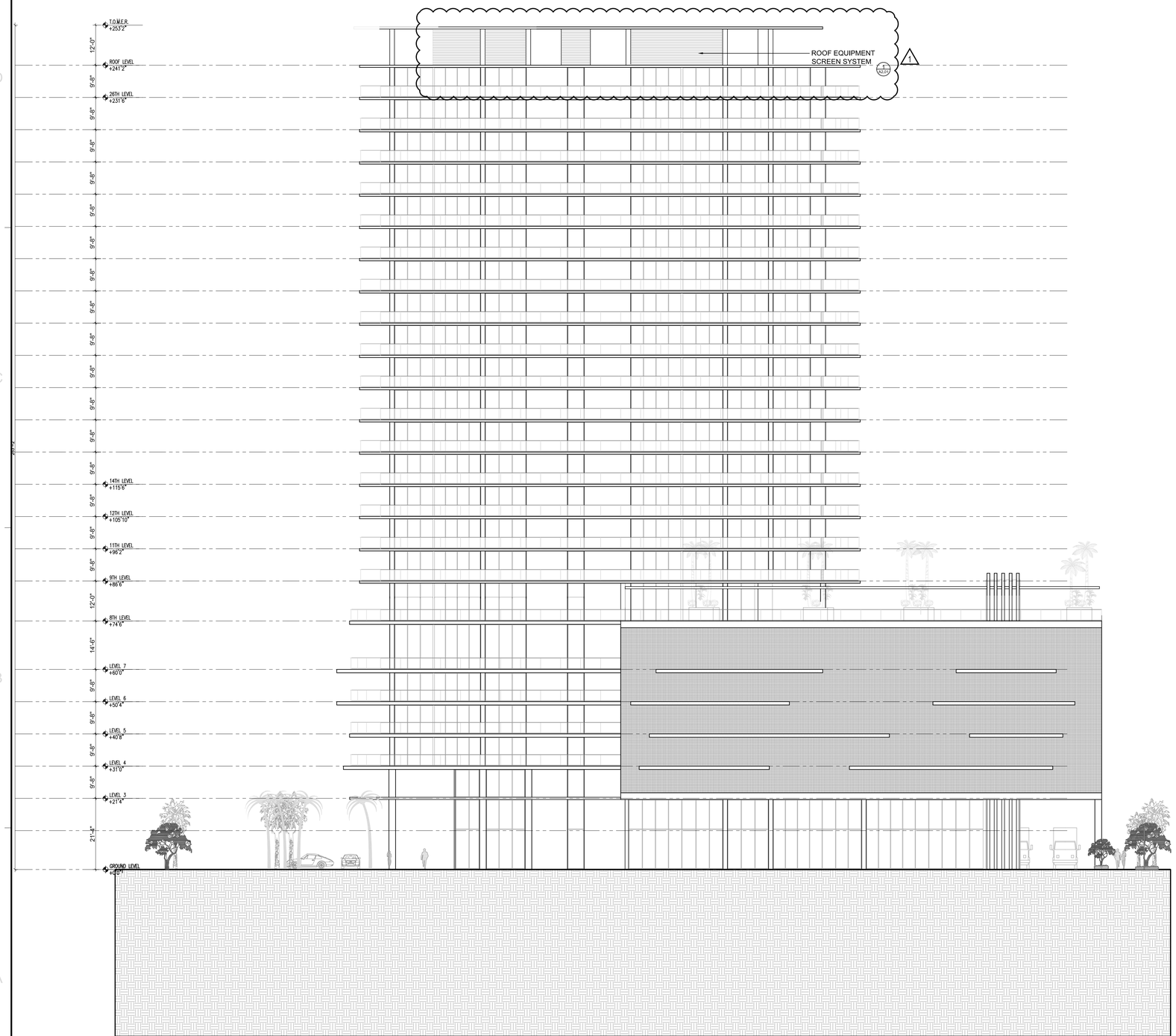

1 FRONT (KENNEDY CAUSEWAY) ELEVATION

Scale: 1/16"=1'-0"

REVISIONS / SUBMISSIONS

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FRONT ELEVATION
SOUTH

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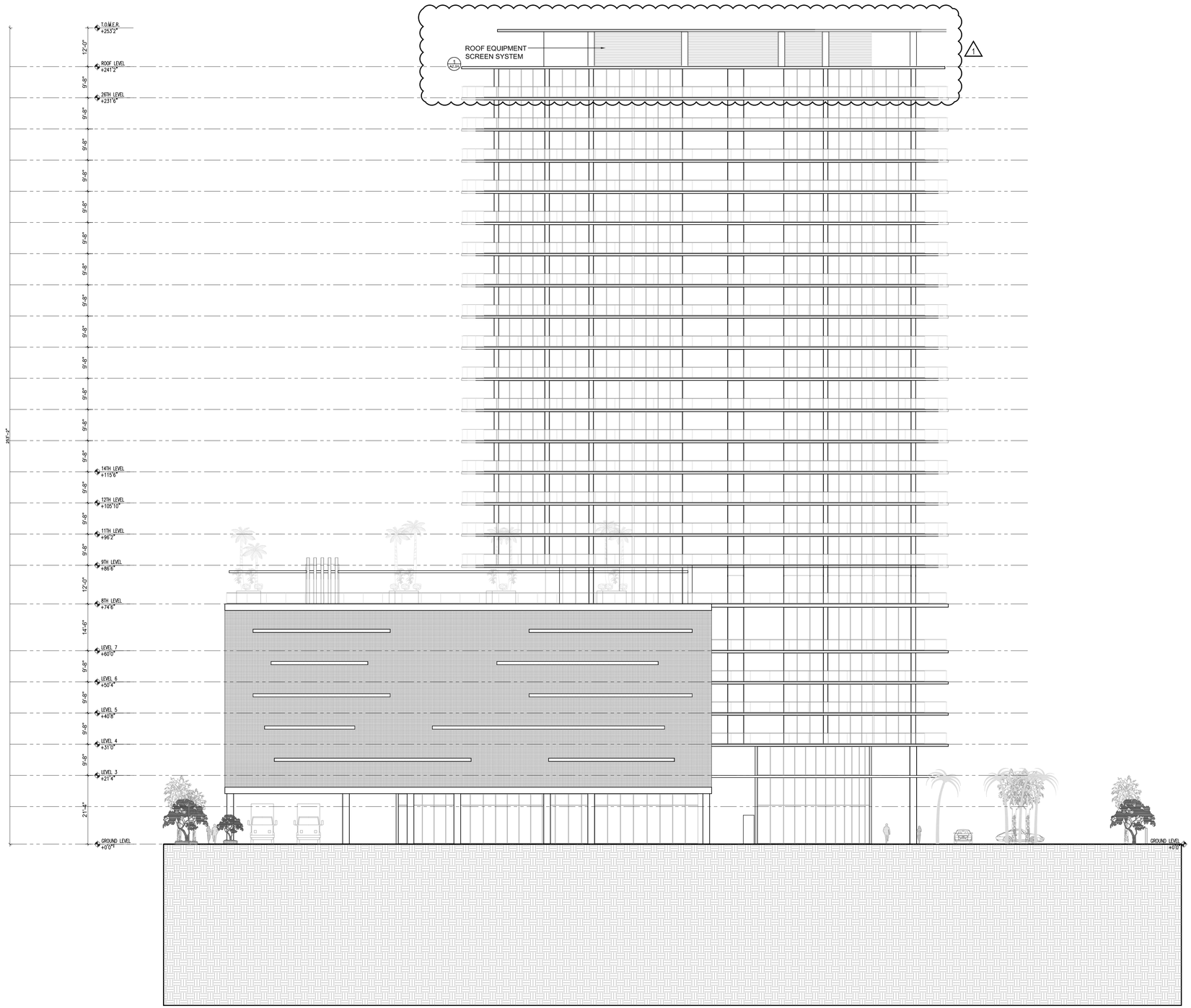

1 REAR (BAY) ELEVATION

Scale: 1/16"=1'-0"

REVISIONS / SUBMISSIONS

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REAR ELEVATION
NORTH

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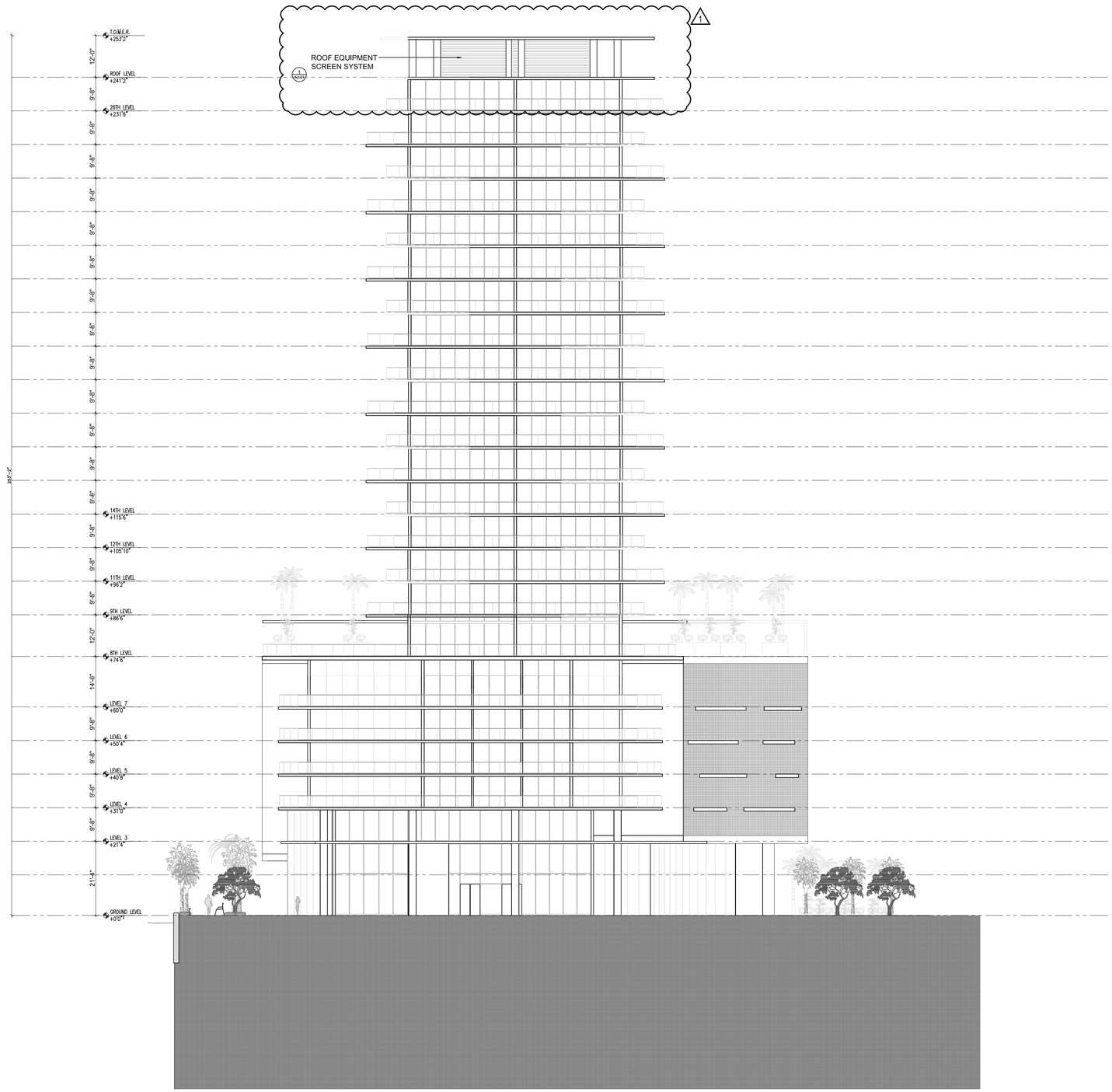

1 SIDE (LOBBY) ELEVATION

Scale: 1/16"=1'-0"

REVISIONS / SUBMISSIONS

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SIDE ELEVATION
WEST

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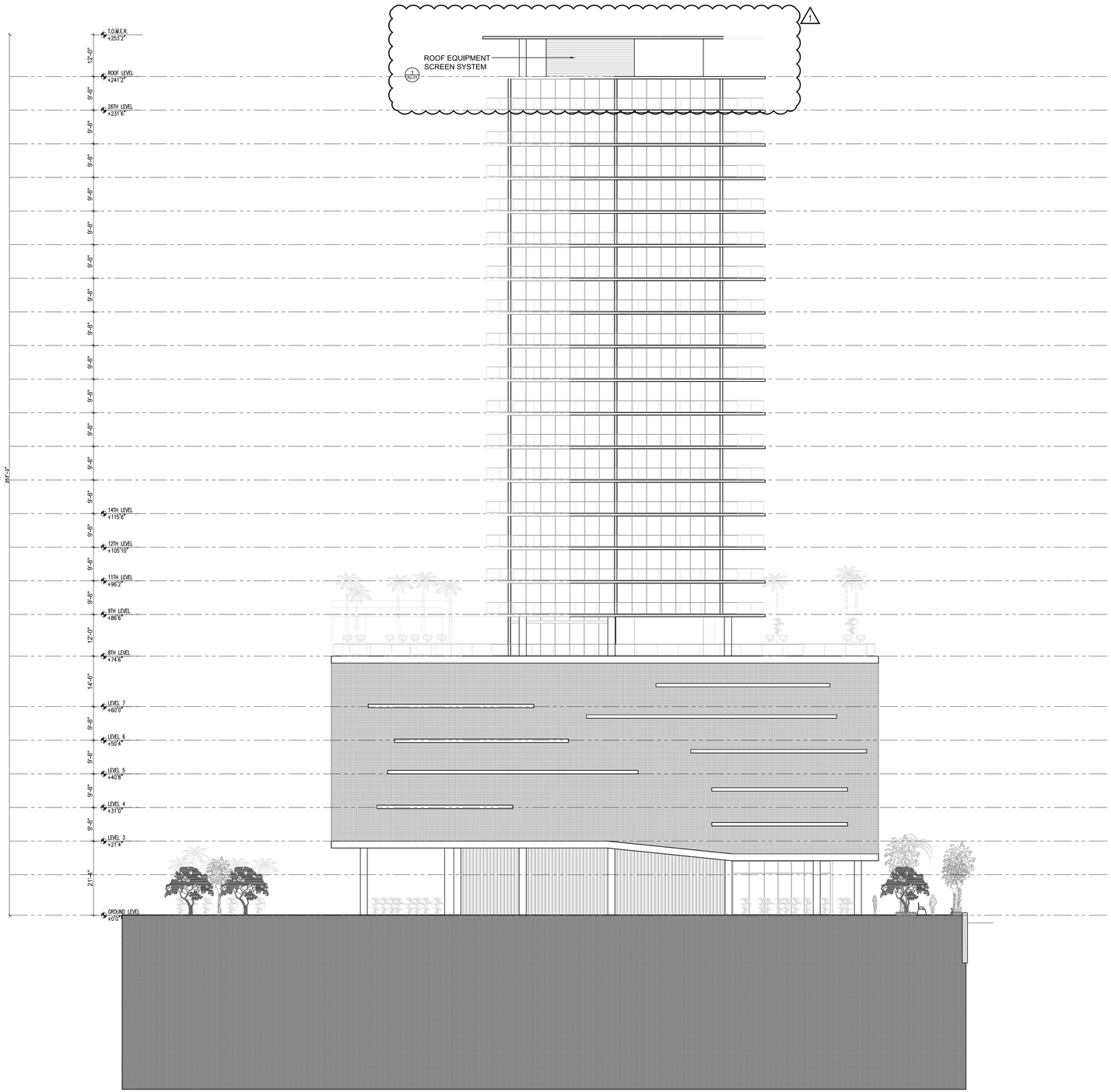

1 SIDE (BOARDWALK ACCESS) ELEVATION

Scale: 1/16"=1'-0"

REVISIONS / SUBMISSIONS

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SIDE ELEVATION
EAST

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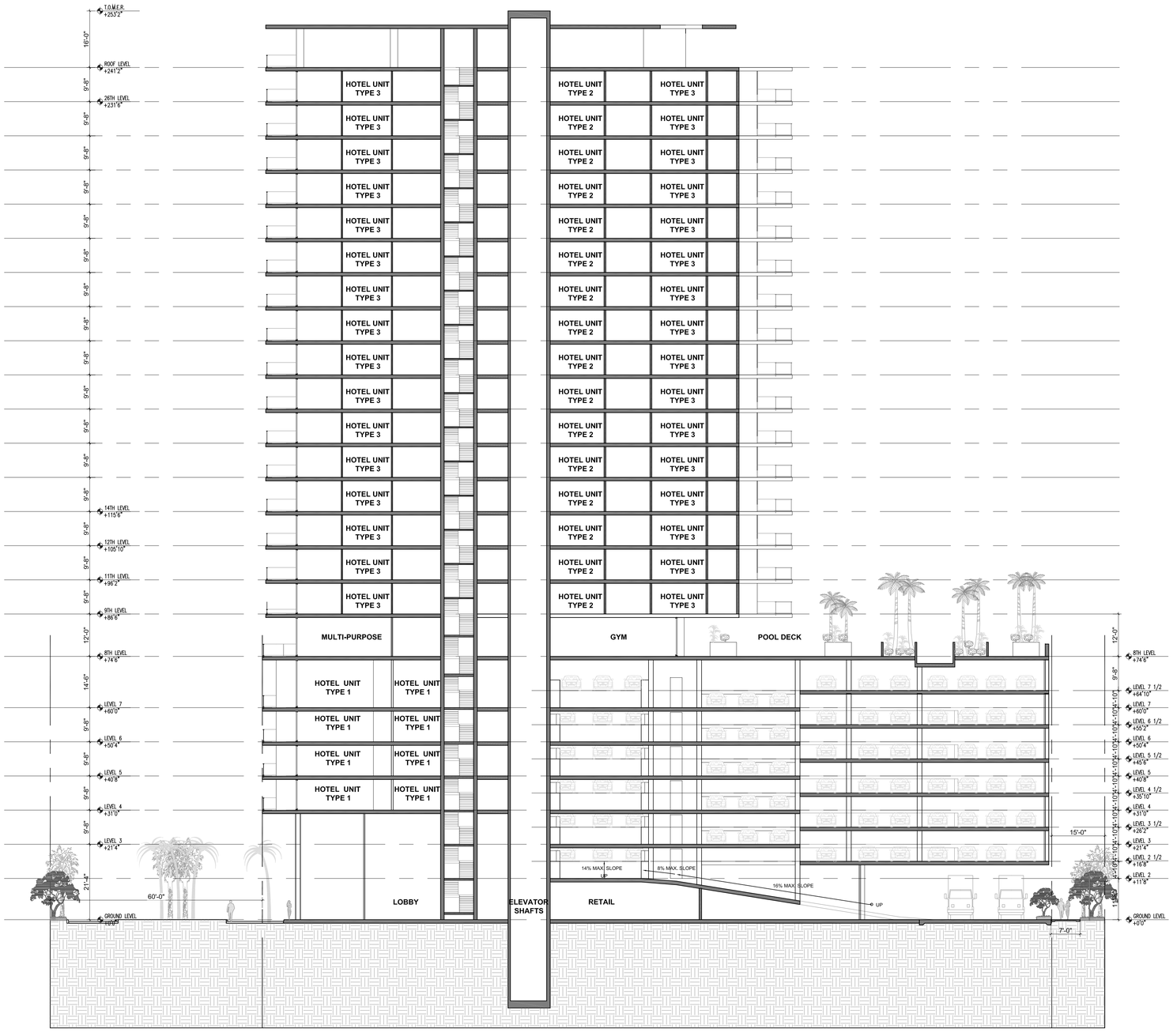

1 LONGITUDINAL SECTION

Scale: 1/16"=1'-0"

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LONGITUDINAL SECTION

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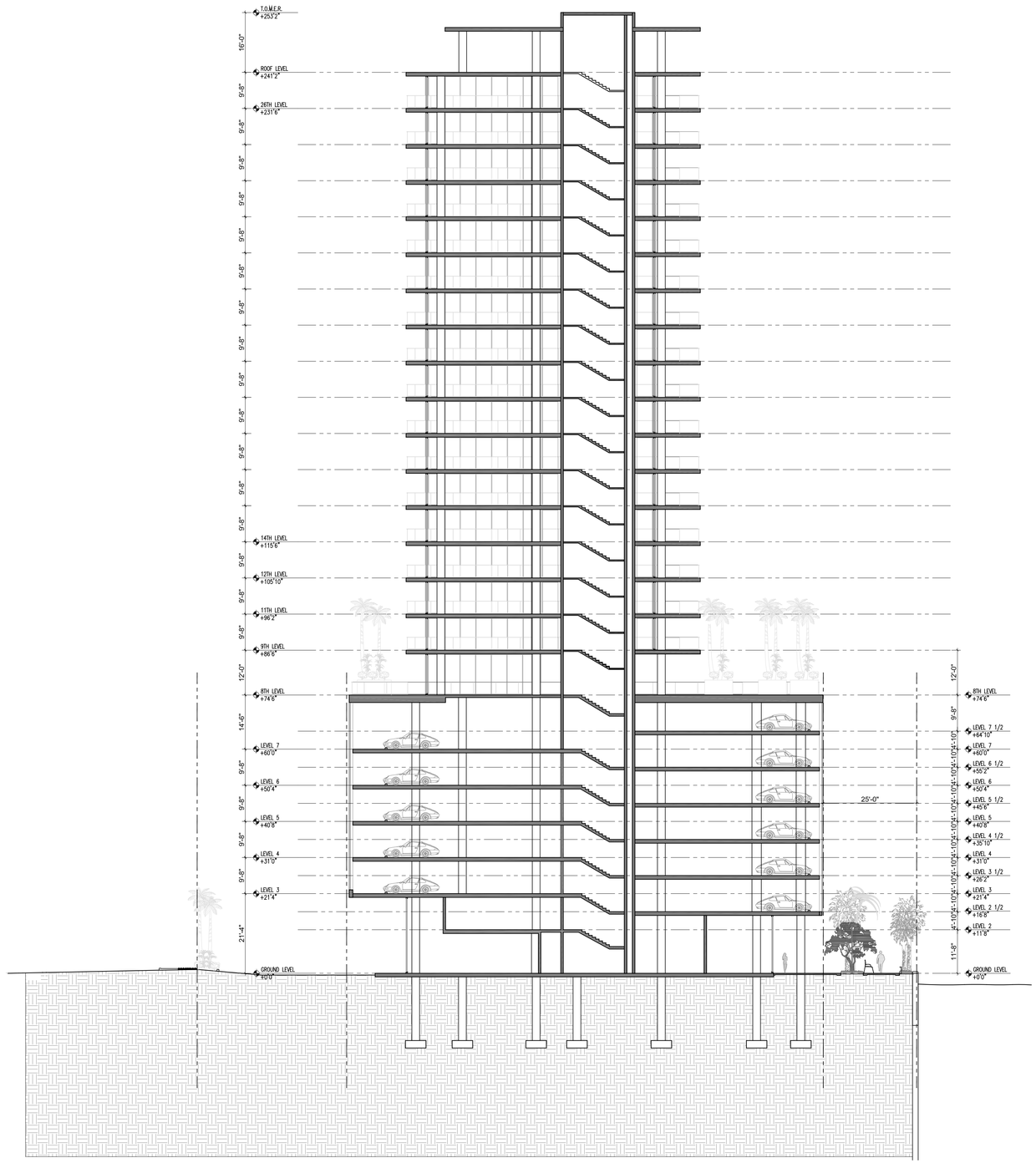

A CROSS SECTION

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