

**BLDG III - SECOND FLOOR PLAN**

259'-11 3/4" BUILDING EXTENTS

LINE OF FLOOR ABOVE

ARCade

REVISd ARCADE

5'-0"

122'-3"

107'-8"

1'-6"

65'-2"

28'-2"

28'-2"

29'-2"

27'-4"

67'-9 3/8"

79'-6"

71'-0 1/8"

5'-0"

PROPERTY LINE

LINE OF 5' SETBACK

LINE OF 5' EGRESS EASEMENT

RESTAURANT SUITE 6921 SF

RESTAURANT KITCHEN 2041 SF

III STAIR 3

RAMP

PRIVATE ELEVATORS

ELEV 1

ELEV 2

ELEVATOR LOBBY

III STAIR 2

III STAIR 1

ELEC

LOADING/TRASH

34'-3 1/2"

29'-6 3/8"

5'-0"

COVERED WALKWAY

LINE OF 5' SETBACK

LINE OF 5' EGRESS EASEMENT

| BUILDING III- NON UNIT RETAIL AREA |  |              |
|------------------------------------|--|--------------|
| ELEC                               |  | 274.12 SF    |
| CORRIDOR                           |  | 128.16 SF    |
| SERVICE CORRIDOR                   |  | 1,643.28 SF  |
| SUITE 100                          |  | 3,303.88 SF  |
| SUITE 200                          |  | 8,947.11 SF  |
| SUITE 203                          |  | 2,270.43 SF  |
| SUITE 205                          |  | 2,320.16 SF  |
| SUITE 207                          |  | 1,680.43 SF  |
| SUITE 209                          |  | 1,559.02 SF  |
| SUITE 211                          |  | 4,198.58 SF  |
| SUITE 211B                         |  | 1,173.59 SF  |
| SUITE 213                          |  | 0 SF         |
| TRASH LOADING                      |  | 1,736.75 SF  |
|                                    |  | 29,243.53 SF |

| PROJECT BREAKDOWN - UNIT INFO - PLANNING |               |                    |           |                     |     |
|------------------------------------------|---------------|--------------------|-----------|---------------------|-----|
| UNIT NAME                                | UNIT TYPE     | UNIT LEASABLE AREA | QTY       | GROSS LEASABLE AREA | MIX |
| S1.1                                     | STUDIO/1 BATH | 483 SF             | 2         | 966 SF              |     |
| A2.0                                     | 1 BED/1 BATH  | 663 SF             | 12        | 7,956 SF            |     |
| A2.4                                     | 1 BED/1 BATH  | 727 SF             | 2         | 1,414 SF            |     |
| A2.5                                     | 1 BED/1 BATH  | 716 SF             | 3         | 2,154 SF            |     |
| A2.6                                     | 1 BED/1 BATH  | 716 SF             | 3         | 2,154 SF            |     |
| A4.0                                     | 1 BED/1 BATH  | 722 SF             | 1         | 722 SF              |     |
| A4.2                                     | 1 BED/1 BATH  | 722 SF             | 1         | 722 SF              |     |
| A6.2                                     | 1 BED/1 BATH  | 975 SF             | 8         | 7,824 SF            |     |
| B1.0                                     | 2 BED/2 BATH  | 1,006 SF           | 3         | 3,024 SF            |     |
| B1.1                                     | 2 BED/2 BATH  | 1,025 SF           | 1         | 1,025 SF            |     |
| B3.0                                     | 2 BED/2 BATH  | 1,016 SF           | 2         | 2,032 SF            |     |
| B3.1                                     | 2 BED/2 BATH  | 1,016 SF           | 1         | 1,016 SF            |     |
| B3.2                                     | 2 BED/2 BATH  | 1,034 SF           | 6         | 6,204 SF            |     |
| B3.3                                     | 2 BED/2 BATH  | 1,034 SF           | 2         | 2,068 SF            |     |
| B3.4                                     | 2 BED/2 BATH  | 1,034 SF           | 4         | 4,136 SF            |     |
| B3.5                                     | 2 BED/2 BATH  | 1,047 SF           | 3         | 3,141 SF            |     |
| B3.6                                     | 2 BED/2 BATH  | 1,047 SF           | 2         | 2,094 SF            |     |
| B4.0                                     | 2 BED/2 BATH  | 1,020 SF           | 2         | 2,040 SF            |     |
| B6.0                                     | 2 BED/2 BATH  | 1,087 SF           | 8         | 8,696 SF            |     |
| B7.0                                     | 2 BED/2 BATH  | 1,131 SF           | 8         | 9,048 SF            |     |
| B7.1                                     | 2 BED/2 BATH  | 1,137 SF           | 1         | 1,137 SF            |     |
| B7.2                                     | 2 BED/2 BATH  | 1,153 SF           | 3         | 3,459 SF            |     |
| B7.3                                     | 2 BED/2 BATH  | 1,153 SF           | 3         | 3,459 SF            |     |
| B10.0                                    | 2 BED/2 BATH  | 1,416 SF           | 3         | 4,248 SF            |     |
| C1.0                                     | 3 BED/NA      | 1,544 SF           | 1         | 1,544 SF            |     |
|                                          |               |                    | <b>85</b> | <b>62,283 SF</b>    |     |





BLDG III - NORTH ELEVATION



BLDG III - SOUTH ELEVATION



BLDG III - WEST ELEVATION



BLDG III - EAST ELEVATION

BUILDING III MATERIAL LEGEND

|  |                                                      |           |
|--|------------------------------------------------------|-----------|
|  | STUCCO - CLOUD WHITE                                 | BM-967    |
|  | STUCCO - PHILADELPHIA CREAM                          | BM-HC-30  |
|  | WOOD - KENDALL CHARCOAL                              | BM-HC-166 |
|  | LIVING WALL                                          |           |
|  | STUCCO TRIMS - VARIES COLORS TO MATCH ADJACENT FIELD |           |
|  | SHUTTERS - KENDALL CHARCOAL                          | BM-HC-166 |

RESPONSE TO 2.12.14 STAFF COMMENTS  
• BUILDING III NORTHWEST FOOTPRINT ADJUSTED DUE TO ADDITION OF RAMP AT NE 6TH AVENUE  
• WINDOWS OF THE BUSINESSES AND OFFICES REMAIN UNOBSTRUCTED BY SIGNAGE  
• LIGHT TRANSMISSION FOR GROUND FLOOR GLASS AREA TO BE NO GREATER THAN 20%  
• KNOX BOXES TO BE PROVIDED AT ROLL DOWN GATES  
• GREEN WALL IS CONSIDERED A TRELLIS WHICH SHALL BE ALLOWED TO ENCROACH INTO SETBACK ALONG FEDERAL HIGHWAY  
• ADDED INGRESS/EGRESS RAMP AT NE 6TH AVE

SETTLEMENT MODIFICATION 4.21.2017  
• ADD ARCADE ALONG THE NORTH ELEVATION  
• ADJUST POSITION OF LOADING AREA  
• ADJUST EAST AND WEST ELEVATIONS DUE TO ADDITION OF ARCADE

ARCHITECTURAL ELEVATION REVISIONS 7.19.2018  
GENERALLY REVISE ELEVATIONS TO BE MORE CONSISTENT WITH ANGLO CARIBBEAN, INCLUDING:  
• SCULPTED FORMS AT ARCADE AND AT FEATURE ELEMENTS OF THE BUILDING  
• RE-SCALE WINDOWS AT CORNERS  
• WOOD DETAILING AS ACCENT AT VERTICAL FORMS  
• ENTRANCE DETAIL AT BUILDING CAP  
• RE-DETAIL ARCADE AND LOW ROOF FORMS

CLASS II MODIFICATION 2019 8.2.2019  
• REVISE DETAIL AT ARCADE  
• ADD TRELLIS BETWEEN III & VI-S

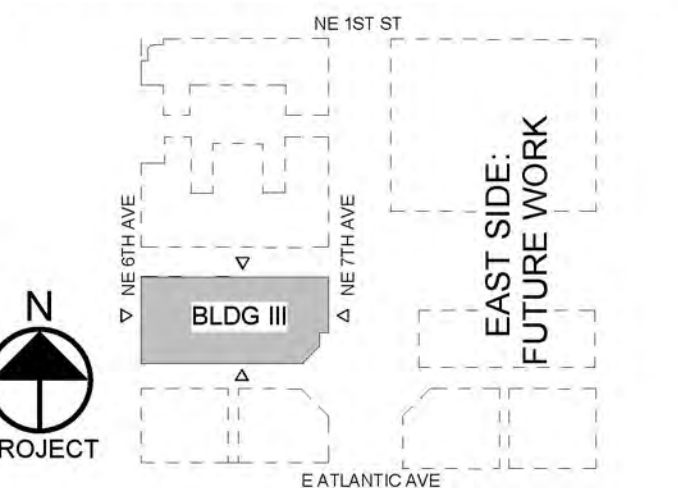
ELEVATION NOTES

NOTE: All wall cladding shall be stucco unless otherwise noted.

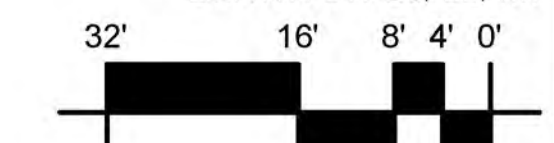
- 1 Standing seam metal roof; galvalume
- 2 Ornamental iron railing; powder coated
- 3 Built-up parapet cap; stucco
- 4 Embossed wood texture storefront system
- 5 Storefront system
- 6 Wood pergola & trellis
- 7 Painted composite Bermuda shutters
- 8 Painted composite shutters; fixed
- 9 Fabric awning system
- 10 Decorative corbel
- 11 Built-up stucco sill
- 12 Stucco parapet (6'-0 high max. from top of roof deck)
- 13 Stucco with simulated stone texture base
- 14 Overhead garage door - Glass
- 15 Decorative arched lower panel; powder coated
- 16 Wood boxed out detail
- 17 "Living wall" - Plant material over stainless steel support. Considered a trellis and will be allowed within setback
- 18 Perforated metal panel railing
- 19 Wood panel railing
- 20 Paneled wood accent
- 21 Louvered panels; powder coated
- 22 Steel Trellis
- 23 Vinyl windows
- 24 Decorative wood brackets
- 25 2" Reveal
- 26 Decorative stucco inset
- 27 Steel Cable Railing
- 28 Fluted column cap; stucco
- 29 Ornamental iron gates and screen; powder coated
- 30 Exterior light fixtures



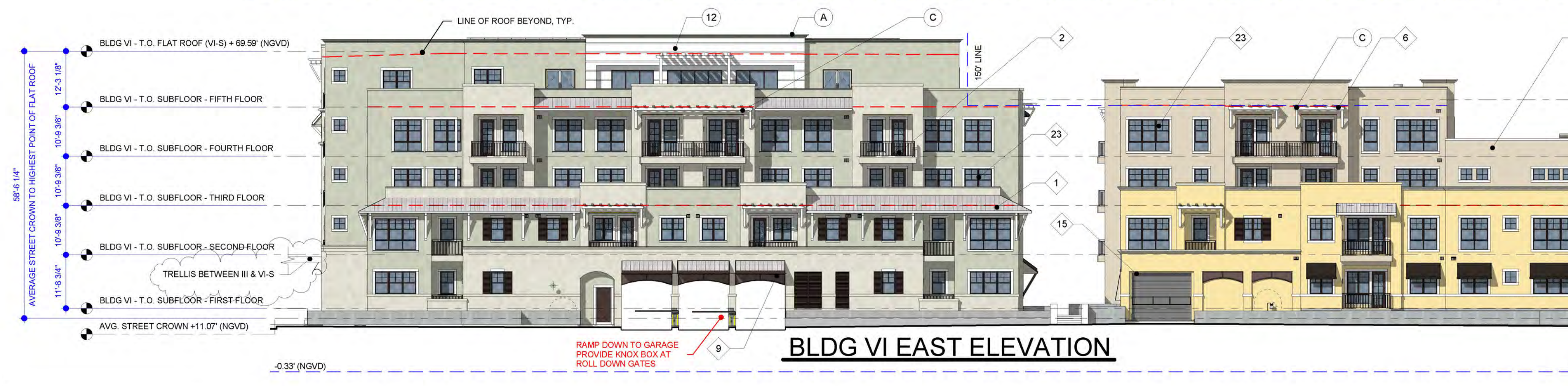
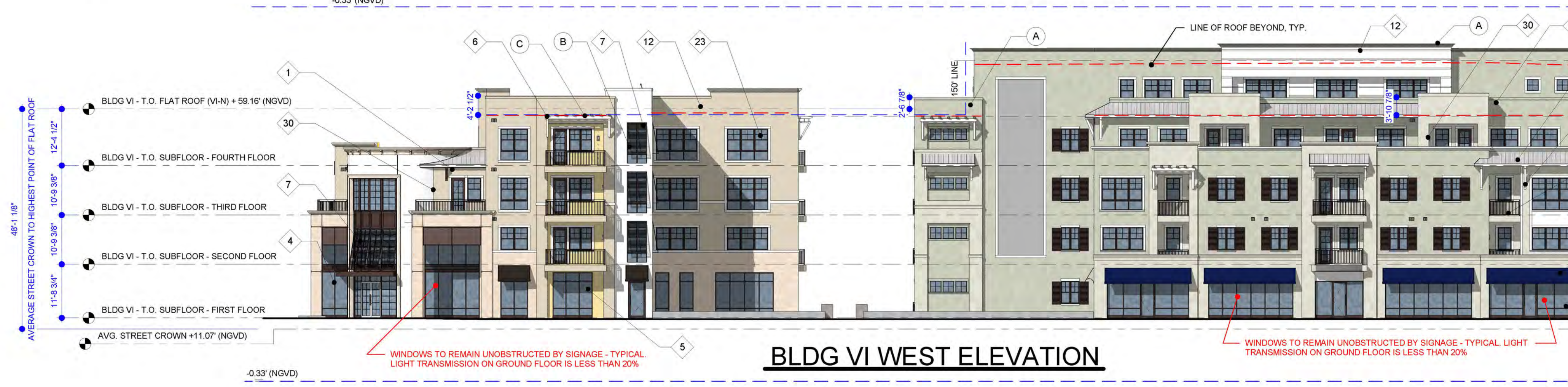
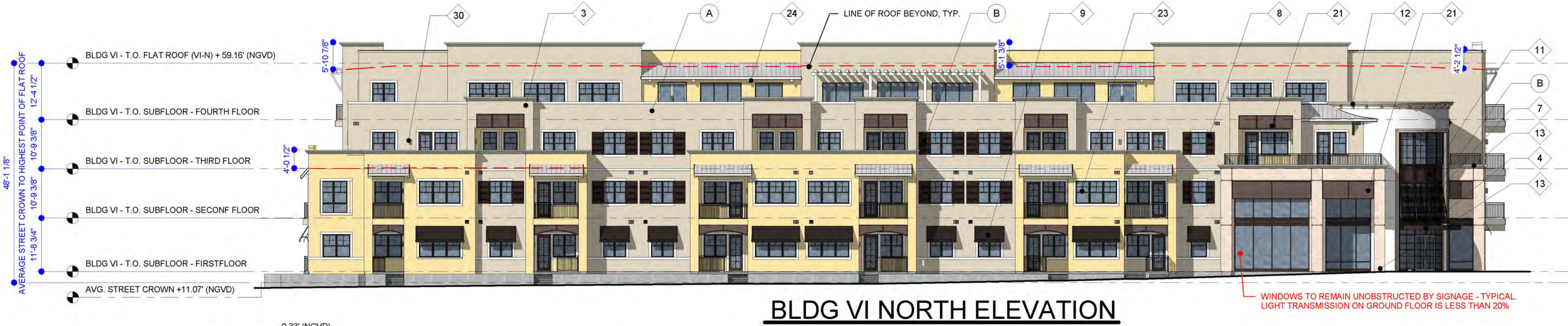
VICINITY MAP



KEY PLAN







**BUILDING VI MATERIALS LEGEND**

|  |                                                            |                                      |
|--|------------------------------------------------------------|--------------------------------------|
|  | STUCCO - VALE MIST                                         | BM-HC-1494                           |
|  | STUCCO - MORNING DEW                                       | BM-HC-1493                           |
|  | STUCCO - HAWTHORNE YELLOW                                  | BM-HC-4                              |
|  | STUCCO - MANCHESTER TAN                                    | BM-HC-81                             |
|  | STUCCO - CLOUD WHITE<br>w/ 2\"/>                           | BM-967                               |
|  | SIMULATED STONE<br>- FLORIDA CORAL (KEYSTONE)              | BEIGE                                |
|  | SIDING - FAIRVIEW TAUPE                                    | BM-HC-85                             |
|  | TILE WALL                                                  | ANN SACKS TIEMPO<br>\"LA SPIEZA #6\" |
|  | STUCCO TRIMS - VARIES<br>COLORS TO MATCH<br>ADJACENT FIELD |                                      |
|  | SHUTTERS - KENDALL<br>CHARCOAL                             | BM-HC-166                            |
|  | BRACKETS AND PERGOLAS<br>- CLOUD WHITE                     | BM-967                               |

**RESPONSE TO 2.12.14 STAFF COMMENTS**  
• WINDOWS OF THE BUSINESSES AND OFFICES REMAIN UNOBSTRUCTED BY SIGNAGE  
• LIGHT TRANSMISSION FOR GROUND FLOOR GLASS AREA TO BE NO GREATER THAN 20%  
• KNOX BOXES TO BE PROVIDED AT ROLL DOWN GATES  
• ADJUSTED METAL AWNINGS AND ADDED MORE SHUTTERS

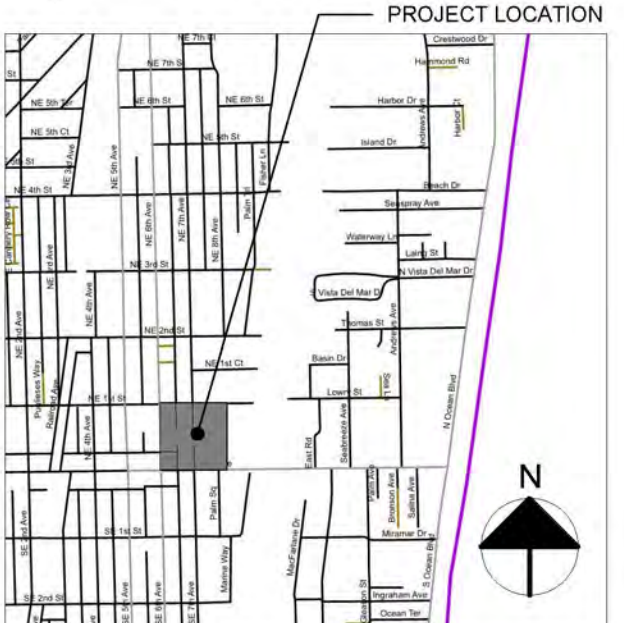
**SETTLEMENT MODIFICATION 4.21.2017**  
• RELOCATED ENTRY TO PARKING GARAGE  
• ADJUST EAST AND SOUTH DUE TO PARKING GARAGE ENTRY RELOCATION

**ARCHITECTURAL ELEVATION REVISIONS 7.19.2018**  
GENERALLY REVISE ELEVATIONS TO BE MORE CONSISTENT WITH MASONRY MODERN, INCLUDING:  
• STRENGTHENING PEDESTRIAN SCALE OF ENTRY TO LEASING (NORTH-WEST CORNER)  
• ENHANCED HORIZONTAL DETAILING AT BASE - ADDED ROOF FORMS, CONSOLIDATED COLOR, MINIMIZED TALL SLENDER VERTICAL FORMS  
• ENHANCE DETAILING AT BUILDING CORNERS  
• ENHANCE DETAILING AT BUILDING CORNERS

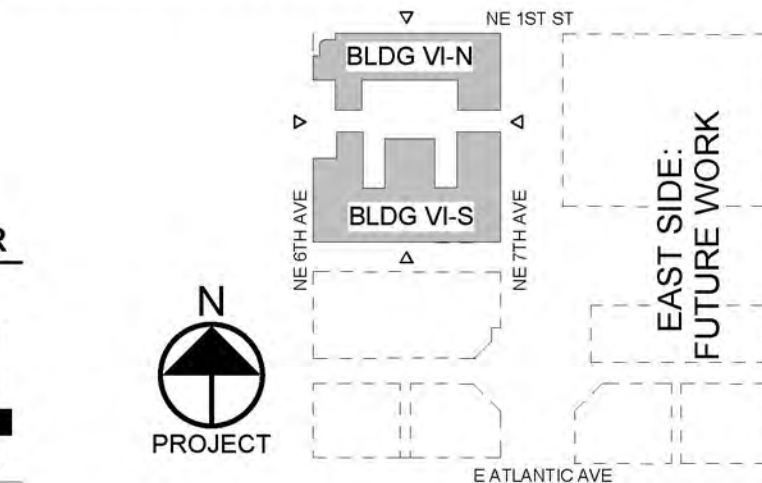
**CLASS II MODIFICATION 8.2.2019**  
• ADD TRELLIS BETWEEN III & VI-S

**ELEVATION NOTES**

- NOTE: All wall cladding shall be stucco unless otherwise noted.
- Standing seam metal roof, galvalume
  - Ornamental iron railing, powder coated
  - Built-up parapet cap; stucco
  - Embossed wood texture storefront system
  - Storefront system
  - Wood pergola & trellis
  - Painted composite Bermuda shutters
  - Painted composite shutters, fixed
  - Fabric awning system
  - Decorative corbel
  - Built-up stucco sill
  - Stucco parapet (6\"/>
  - Stucco with simulated stone texture base
  - Overhead garage door - Glass
  - Decorative arched louver panel; powder coated
  - Wood boxed out detail
  - \"Living wall\" - Plant material over stainless steel support. Considered a trellis and will be allowed within setback
  - Perforated metal panel railing
  - Wood panel railing
  - Paneled wood accent
  - Louvered panels; powder coated
  - Steel Trellis
  - Vinyl windows
  - Decorative wood brackets
  - 2\"/>
  - Decorative stucco inset
  - Steel Cable Railing
  - Fluted column cap; stucco
  - Ornamental iron gates and screen; powder coated
  - Exterior light fixtures

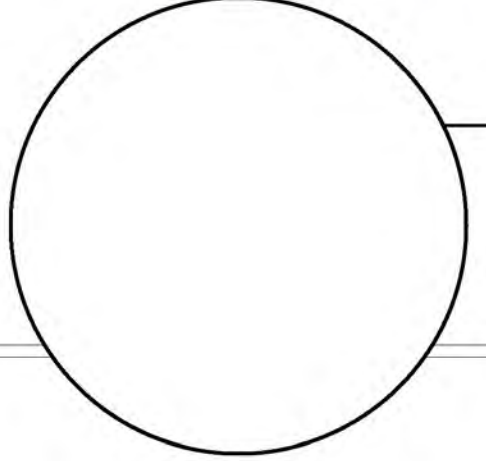


**VICINITY MAP**



**ATLANTIC CROSSING**

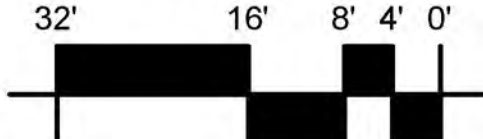
Project Number: 217093



| DATE:      | ISSUE / REVISIONS:         |
|------------|----------------------------|
| 06.18.2013 | Site Plan Submittal        |
| 09.17.2013 | Response to Staff Comments |
| 10.29.2013 | 10/18 Staff Response       |
| 11.14.2014 | Response 2.12.14 Comments  |
| 04.21.2017 | Settlement Modification    |
| 07.19.2018 | Arch. Elevation Revisions  |
| 08.06.2019 | Class II Modification 2019 |

**BLDG VI ELEVATIONS**

DRAWN BY: CS, BB, KK



As indicated

**SHEET NUMBER**

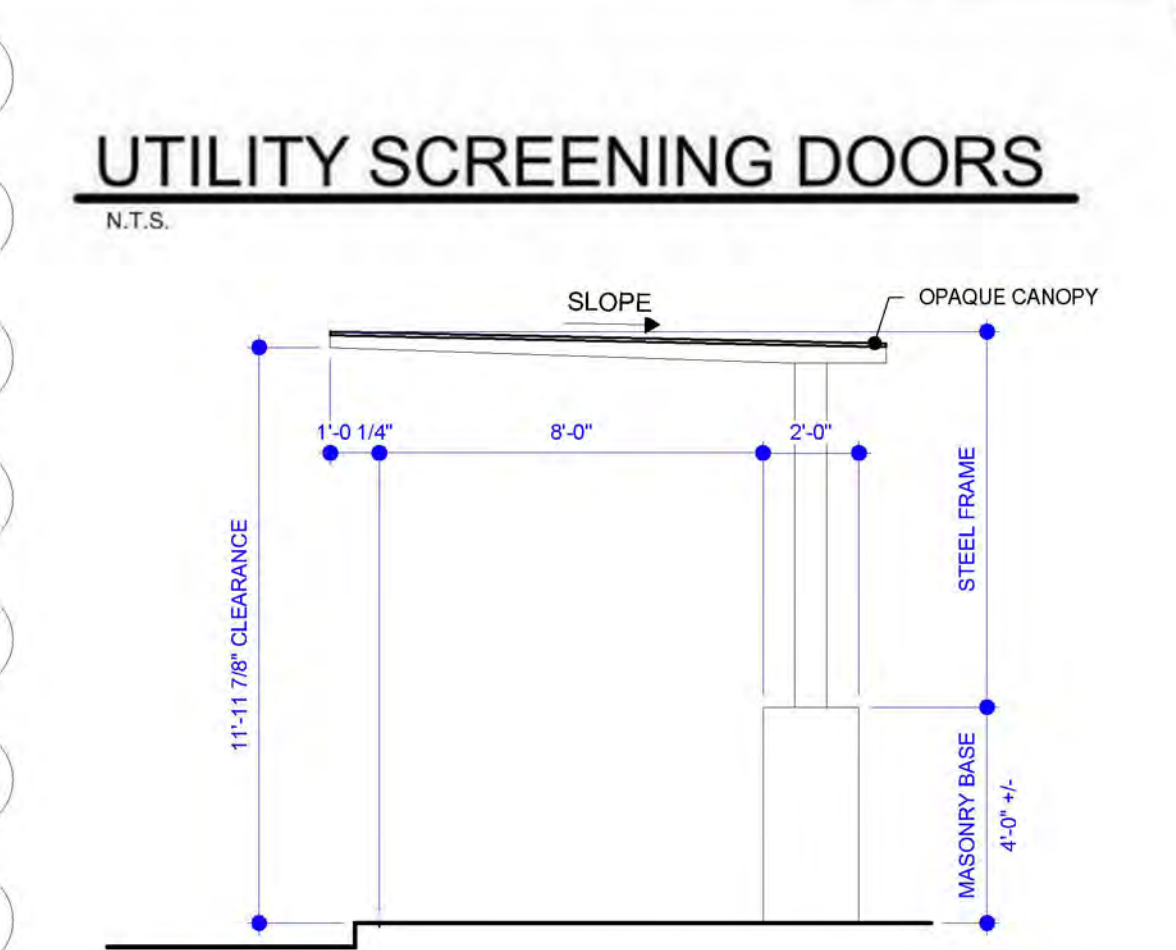
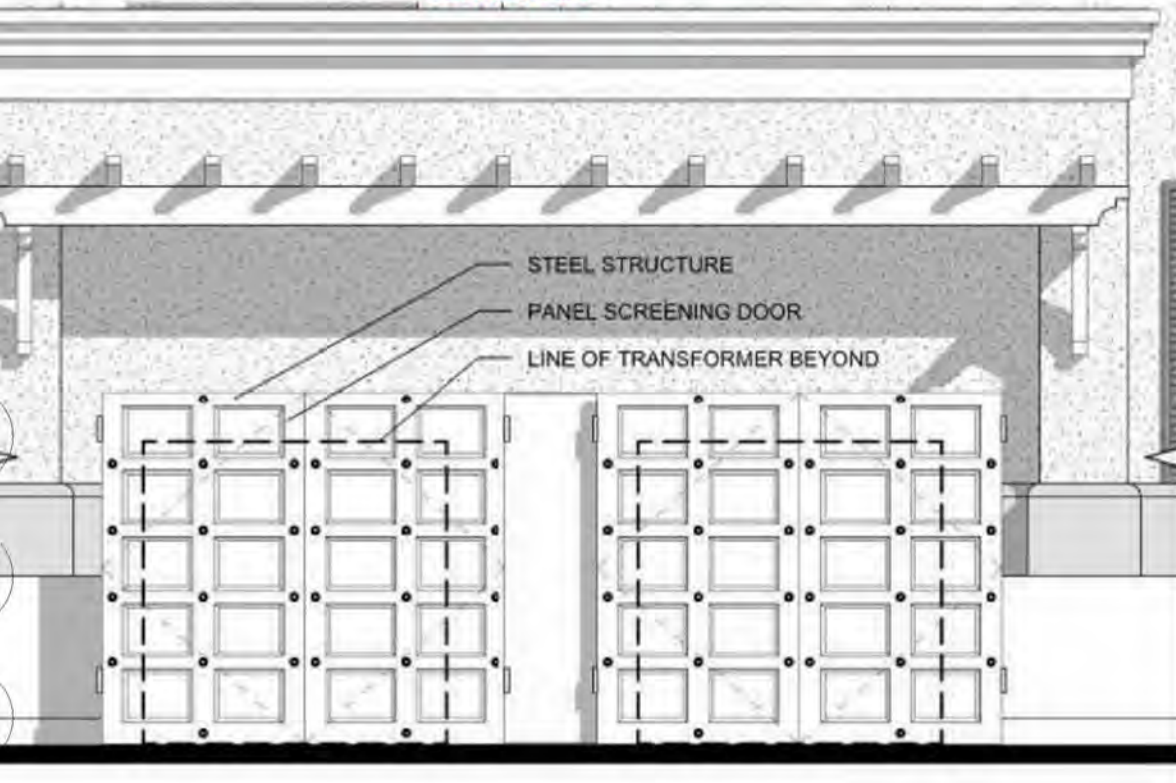
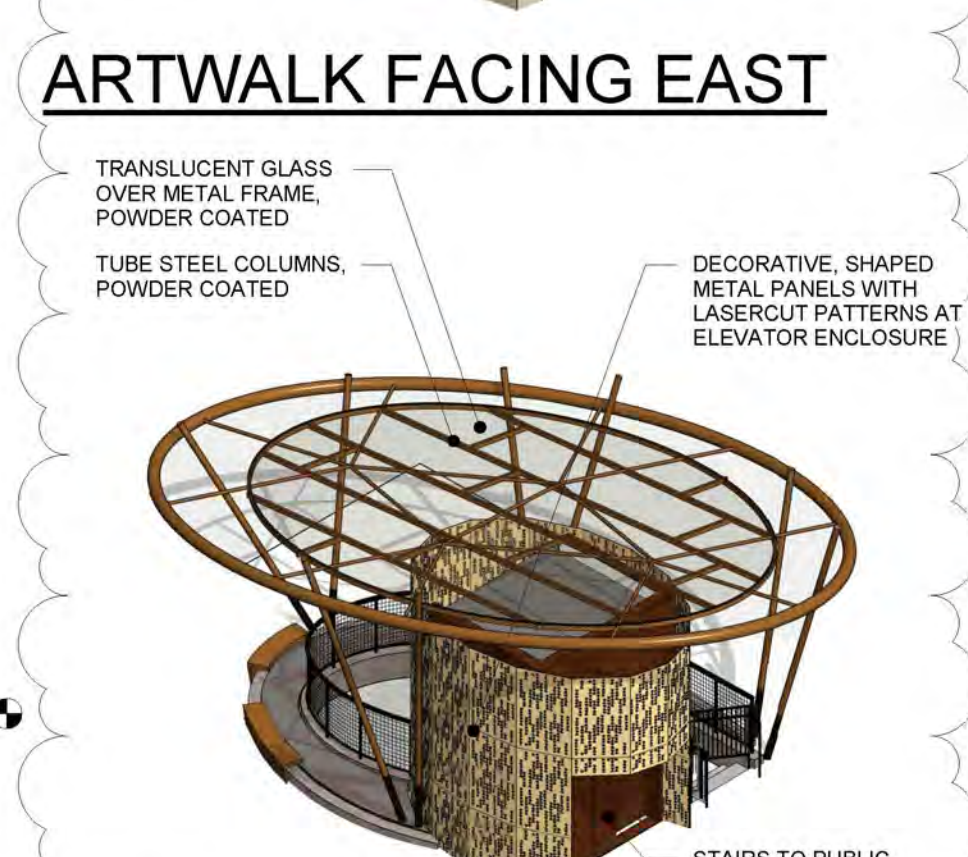
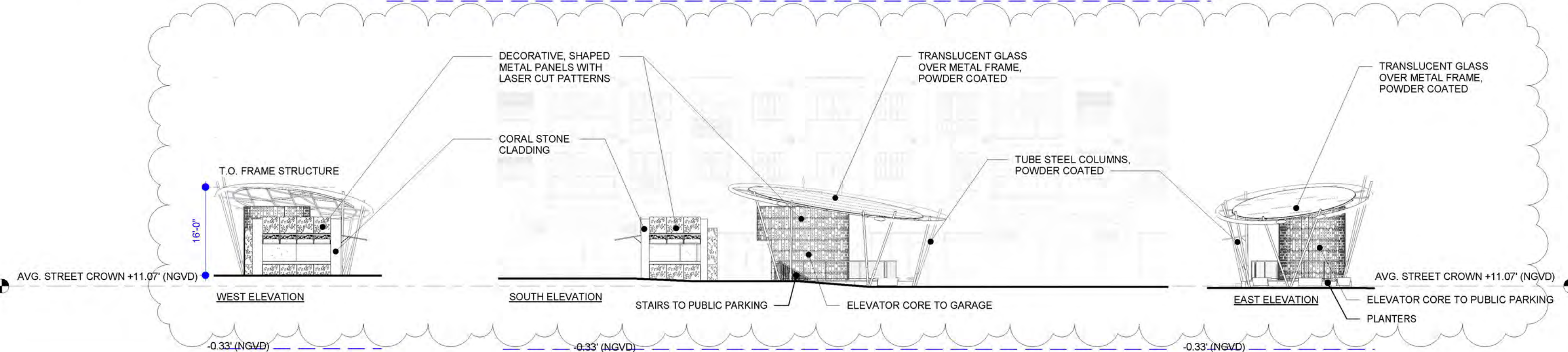
**A6.4**

VOLUME 2

DATE: 08.06.2019



KEY PLAN



| BUILDING VI MATERIALS LEGEND |                                                      |                                 |
|------------------------------|------------------------------------------------------|---------------------------------|
|                              | STUCCO - VALE MIST                                   | BM-HC-1494                      |
|                              | STUCCO - MORNING DEW                                 | BM-HC-1493                      |
|                              | STUCCO - HAWTHORNE YELLOW                            | BM-HC-4                         |
|                              | STUCCO - MANCHESTER TAN                              | BM-HC-81                        |
|                              | STUCCO - CLOUD WHITE W/ 2" REVEAL PER ELEV.          | BM-967                          |
|                              | SIMULATED STONE - FLORIDA CORAL (KEYSTONE)           | BEIGE                           |
|                              | SIDING - FAIRVIEW TAUPE                              | BM-HC-85                        |
|                              | TILE WALL                                            | ANN SACKS TIEMPO "LA SPIEZA #6" |
|                              | STUCCO TRIMS - VARIES COLORS TO MATCH ADJACENT FIELD |                                 |
|                              | SHUTTERS - KENDALL CHARCOAL                          | BM-HC-166                       |
|                              | BRACKETS AND PERGOLAS - CLOUD WHITE                  | BM-967                          |

RESPONSE TO 2.12.14 STAFF COMMENTS

- LIGHT TRANSMISSION FOR GROUND FLOOR GLASS AREA TO BE NO GREATER THAN 20%
- PROVIDED ELEVATIONS OF THE SCREENING DOORS AT TRANSFORMER ENCLOSURES

ARCHITECTURAL ELEVATION REVISIONS 1.19.2018

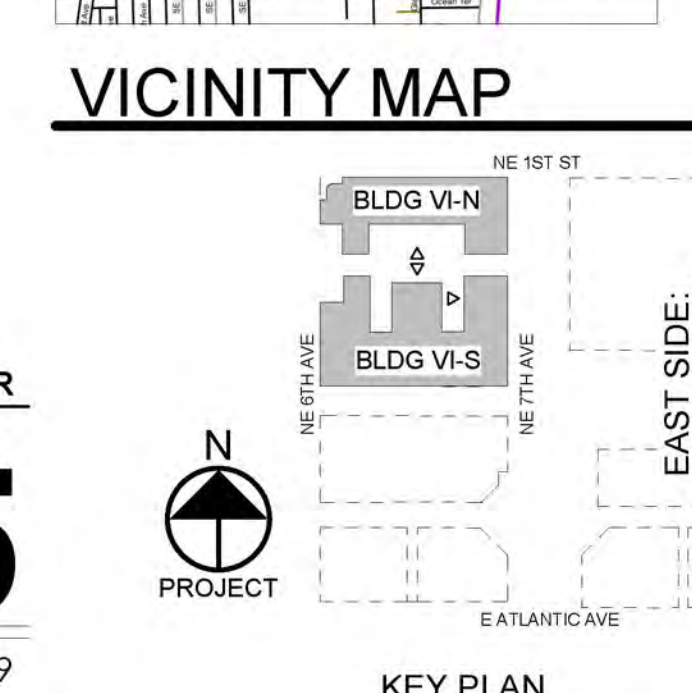
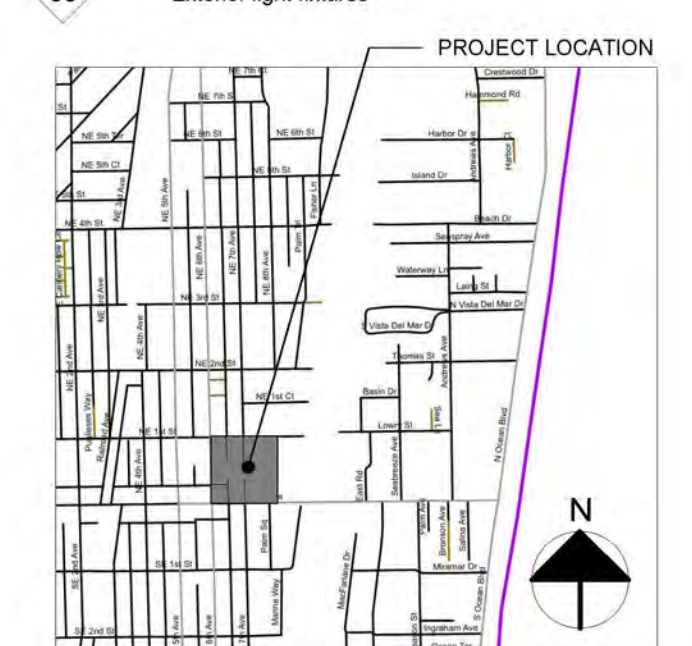
GENERALLY REVISE ELEVATIONS TO BE MORE CONSISTENT WITH MASONRY MODERN, INCLUDING:

- STRENGTHENING PEDESTRIAN SCALE OF ENTRY TO LEASING (NORTHWEST CORNER)
- ENHANCED HORIZONTAL DETAILING AT BASE - ADDED ROOF FORMS, CONSOLIDATED COLOR, MINIMIZED TALL SLENDER VERTICAL FORMS
- ENHANCE DETAILING AT BUILDING CAP
- ENHANCE DETAILING AT BUILDING CORNERS

GLASS II MODIFICATION 8.2.2019

- ADD TRELLIS BETWEEN III & VI-S
- REVISE DETAIL AT ELEVATOR/STAIR/BAR FEATURE BETWEEN I & III

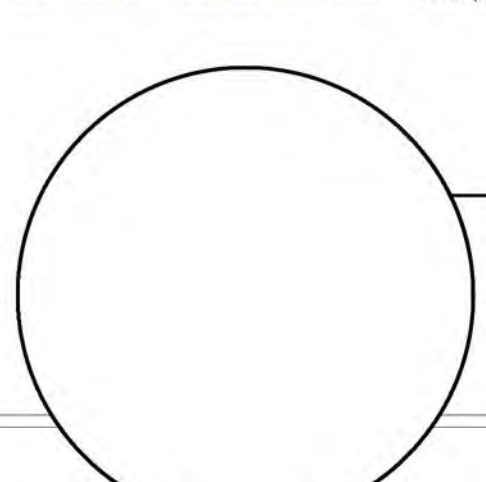
| ELEVATION NOTES                                                 |                                                                                                                      |
|-----------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
| NOTE: All wall cladding shall be stucco unless otherwise noted. |                                                                                                                      |
| 1                                                               | Standing seam metal roof, galvalume                                                                                  |
| 2                                                               | Ornamental iron railing, powder coated                                                                               |
| 3                                                               | Built-up parapet cap; stucco                                                                                         |
| 4                                                               | Embossed wood texture storefront system                                                                              |
| 5                                                               | Storefront system                                                                                                    |
| 6                                                               | Wood pergola & trellis                                                                                               |
| 7                                                               | Painted composite Bermuda shutters                                                                                   |
| 8                                                               | Painted composite shutters, fixed                                                                                    |
| 9                                                               | Fabric awning system                                                                                                 |
| 10                                                              | Decorative corbel                                                                                                    |
| 11                                                              | Built-up stucco sill                                                                                                 |
| 12                                                              | Stucco parapet (6'-0" high max. from top of roof deck)                                                               |
| 13                                                              | Stucco with simulated stone texture base                                                                             |
| 14                                                              | Overhead garage door - Glass                                                                                         |
| 15                                                              | Decorative arched louver panel; powder coated                                                                        |
| 16                                                              | Wood boxed out detail                                                                                                |
| 17                                                              | "Living wall" - Plant material over stainless steel support. Considered a trellis and will be allowed within setback |
| 18                                                              | Perforated metal panel railing                                                                                       |
| 19                                                              | Wood panel railing                                                                                                   |
| 20                                                              | Paneled wood accent                                                                                                  |
| 21                                                              | Louvered panels; powder coated                                                                                       |
| 22                                                              | Steel Trellis                                                                                                        |
| 23                                                              | Vinyl windows                                                                                                        |
| 24                                                              | Decorative wood brackets                                                                                             |
| 25                                                              | 2" Reveal                                                                                                            |
| 26                                                              | Decorative stucco inset                                                                                              |
| 27                                                              | Steel Cable Railing                                                                                                  |
| 28                                                              | Fluted column cap; stucco                                                                                            |
| 29                                                              | Ornamental iron gates and screen; powder coated                                                                      |
| 30                                                              | Exterior light fixtures                                                                                              |



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# ATLANTIC CROSSING

Project Number: 217093



| DATE:      | ISSUE / REVISIONS:         |
|------------|----------------------------|
| 06.18.2013 | Site Plan Submittal        |
| 09.17.2013 | Response to Staff Comments |
| 10.29.2013 | 10/18 Staff Response       |
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| 04.21.2017 | Settlement Modification    |
| 07.19.2018 | Arch. Elevation Revisions  |
| 08.06.2019 | Class II Modification 2019 |

## BLDG VI COURTYARD ELEVATIONS

DRAWN BY: CS, BB, KK

As indicated

## COVERED WALKWAY AT VALET

DRAWN BY: CS, BB, KK

As indicated

## PLAZA ACCESS TO GARAGE

DRAWN BY: CS, BB, KK

As indicated

## ARTWALK FACING EAST

DRAWN BY: CS, BB, KK

As indicated

## UTILITY SCREENING DOORS

DRAWN BY: CS, BB, KK

As indicated

## COVERED WALKWAY AT VALET

DRAWN BY: CS, BB, KK

As indicated

## PLAZA ACCESS TO GARAGE

DRAWN BY: CS, BB, KK

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As indicated

## COVERED WALKWAY AT VALET

DRAWN BY: CS, BB, KK

As indicated

## PLAZA ACCESS TO GARAGE

DRAWN BY: CS, BB, KK

As indicated

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DRAWN BY: CS, BB, KK

As indicated

## UTILITY SCREENING DOORS

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