QEA

Quantum Engineering Associates Inc.
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Structural Engineering & Cost Segregation

<u>PROJECT NARRATIVE</u>

OUR PROJECT IS TO TRANSFORM THE EXISTING NON-CONTRIBUTING SINGLE STORY COMMERCIAL BUILDING LOCATED ON THE CORNER OF NW 1st STREET & SW 5th AVENUE. THE EXISTING STRUCTURE IS LOCATED IN THE CENTRAL BUSINESS DISTRICT/WEST ATLANTIC NEIGHBORHOOD SUB-DISTRICT. CURRENTLY BEING USED AS A BOXING GYM FOR PRIVATE CLIENTS/MEMBERS, THE BUILDING OCCUPIES APPROXIMATELY ¾ OF THE LOT, WITH THE REST EITHER LANDSCAPE OR ASPHALT AREAS USED FOR PARKING.

THE PROPOSED PROJECT WILL ENLARGE THE BUILDING FOOTPRINT ON THE GROUND LEVEL WITH AN ADDITIONAL STANDALONE RETAIL SPACE, INCREASE IN EXISTING BUILDING, WRAP AROUND ARCADE ON BOTH CROSS STREETS AND A VERTICAL PRIVATE CIRCULATION (STAIRWELL) TO THE THREE PROPOSED NEW RESIDENTIAL LIVING SPACES ABOVE. THE MIXED-USE CONCEPT WILL BRING A VIBRANT/ATTRACTIVE RETAIL ARCADE ON THE LOWER LEVEL FOR LOCAL FOOT TRAFFIC WHILE PROVIDING NEW MODERN LIVING TO FUTURE RESIDENTS OF THE DELRAY BEACH CENTRAL BUSINESS DISTRICT.

THE RESIDENTIAL UNITS ARE ALL SINGLE BEDROOM/SINGLE BATH WITH EXTERNAL BALCONIES AND HAVE SEPARATE ACCESS TO A PRIVATE OPEN ROOF TERRACE. THE ROOF TERRACE IS ACCESSIBLE BY A STAIRWELL WITHIN EACH UNIT, AND THE SEPARATE LANDING AREAS HOUSE A ½ BATH FOR ROOF TOP USAGE/CONVENIENCE. THE ROOF TERRACES ALL HAVE COVERED AREAS (SHADE AREAS), ATTRACTIVE BUILT-IN ART DECO SUMMER KITCHENS FOR ENTERTAINING, AND OPEN AREAS WITH LARGE PLANTERS BUFFERING THE ROOF TOPS PARAPET WALLS.

THE ARCHITECTURE STYLE AND SCALE REPRESENTS A RETURN TO THE ART MODERNE/STREAMLINE MODERNE PERIOD OF THE HISTORICAL NEIGHBORHOOD WITH A MORE PRESENT-DAY FEEL. WE BELIEVE THAT SUCH A NEW PROJECT IN THIS AREA WILL ENCOURAGE THE SURROUNDING NEIGHBORS/OWNERS TO FOLLOW SUIT, ENERGIZING THE AREA TO BE A PLEASANT EXTENSION OF DOWNTOWN.

<u>NOTE:</u> A 5FT. RELIEF REQUEST (NORTH SIDE) & ARCADE REGULATIONS (SOUTH & WEST SIDES) ARE WITHIN THIS SUBMITTAL, AND THE REASONING IS EXPLAINED IN THE PROJECT RELIEF APPLICATION/STATEMENT.