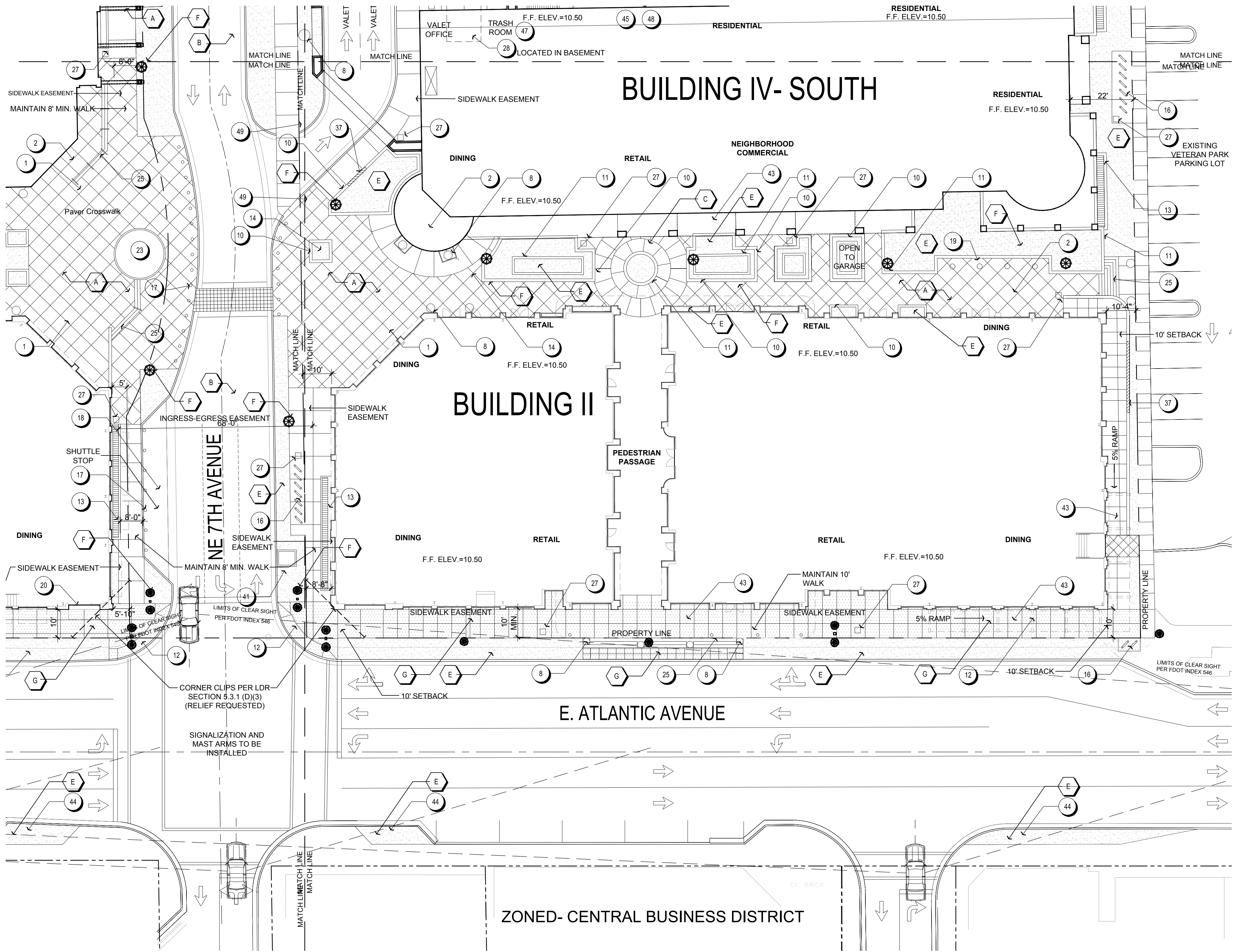
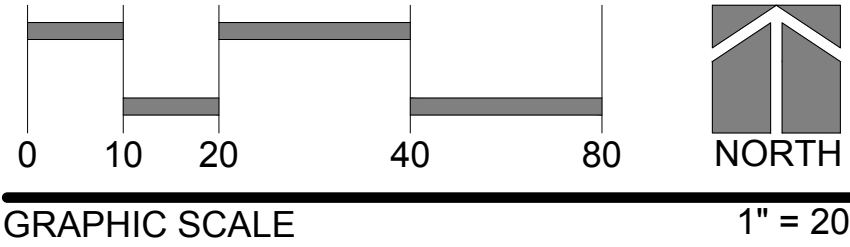


Drawing No.
SP-1
1 OF 7



SITE PLAN



FEATURES LEGEND

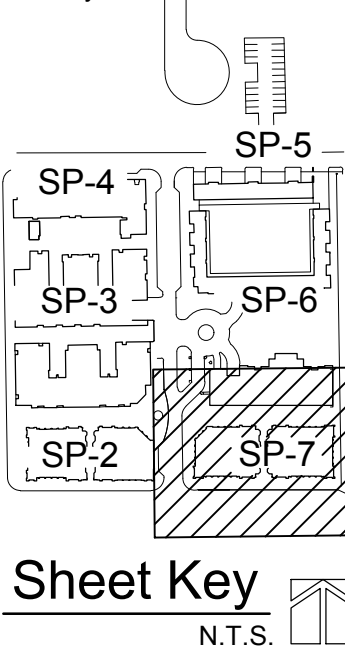
- | | |
|--|--|
| 1 Outdoor Dining Area | 25 Steps |
| 2 Outdoor Cafe/Bar Area | 26 Low Terrace Wall |
| 3 Waiting Area Seating | 27 Trash Receptacle |
| 4 Water Feature | 28 Emergency Generator |
| 5 Terraced Water Feature | 29 Stair to Garage |
| 6 Fire Feature | 30 On-Street Parking |
| 7 Fire Place | 31 Central Mailboxes/Transportation Information Kiosk |
| 8 Planted Pottery | 32 Bus Stop/Shelter (Per Palm Tran Requirements) |
| 9 Curb Height Planter (6"-12") | 33 Screen Gates (Transformers) |
| 10 Seat Height Planter (18"-24") | 34 Security Gate |
| 11 Planter (30"-42") | 35 Transformers/Switch Cabinet |
| 12 Accessible Pedestrian Ramp (Per FDOT Index 304) | 36 Garden Walkway |
| 13 Walkable Garage Vent, See Detail, Sheet SP-4 | 37 Garage Vent in Vertical Wall |
| 14 Sculpture Feature | 38 Cheek Wall with Steps |
| 15 Trellis | 39 Retaining Seat Wall |
| 16 Bike Racks | 40 FPL Transformer Easement |
| 17 Bollards | 41 Water Meter Vault |
| 18 Drop-Off/Loading | 42 3" High Speed Table with Raised Crosswalk |
| 19 Seating Area | 43 Covered Walkway |
| 20 Built-In Bench | 44 Off-site Street Tree Planting Improvement |
| 21 Planting Bed For Vine On Trellis | 45 Bridge Status Indicator at Garage Exit Ramps |
| 22 Low Screen Wall (4'-6") | 46 4 ft. Recovery Zone |
| 23 Aquarium Feature | 47 Trash Room, including Recycling for both Residential & Commercial Tenants |
| 24 Lengthened Left Turn Lane | 48 Valet Parking Staging |
| | 49 Valet Only Signage |

MATERIALS LEGEND

- | | |
|--|---|
| | A Concrete Paving |
| | B Unit Paver Street |
| | C Specialty Concrete Paving |
| | D Concrete Curb & Gutter |
| | E Landscape Planting Area |
| | F Light Fixtures, See Photometric Plans |
| | G Unit Paver Sidewalk |

NOTES

- Public sidewalks (8' and 10' walks) that fall beyond the R.O.W. or the ingress-egress easement will be granted a sidewalk easement for the portion of walk that is on private property.
- If the Board finds the loading facilities are inadequate, Management Company shall require delivery services to utilize the designated loading zones exclusively.



Plan revisions for Appeal Hearing 03.01.16	SET	02-25-16
Revisions per Traffic Study Comments	SET	02-04-16
Revisions		

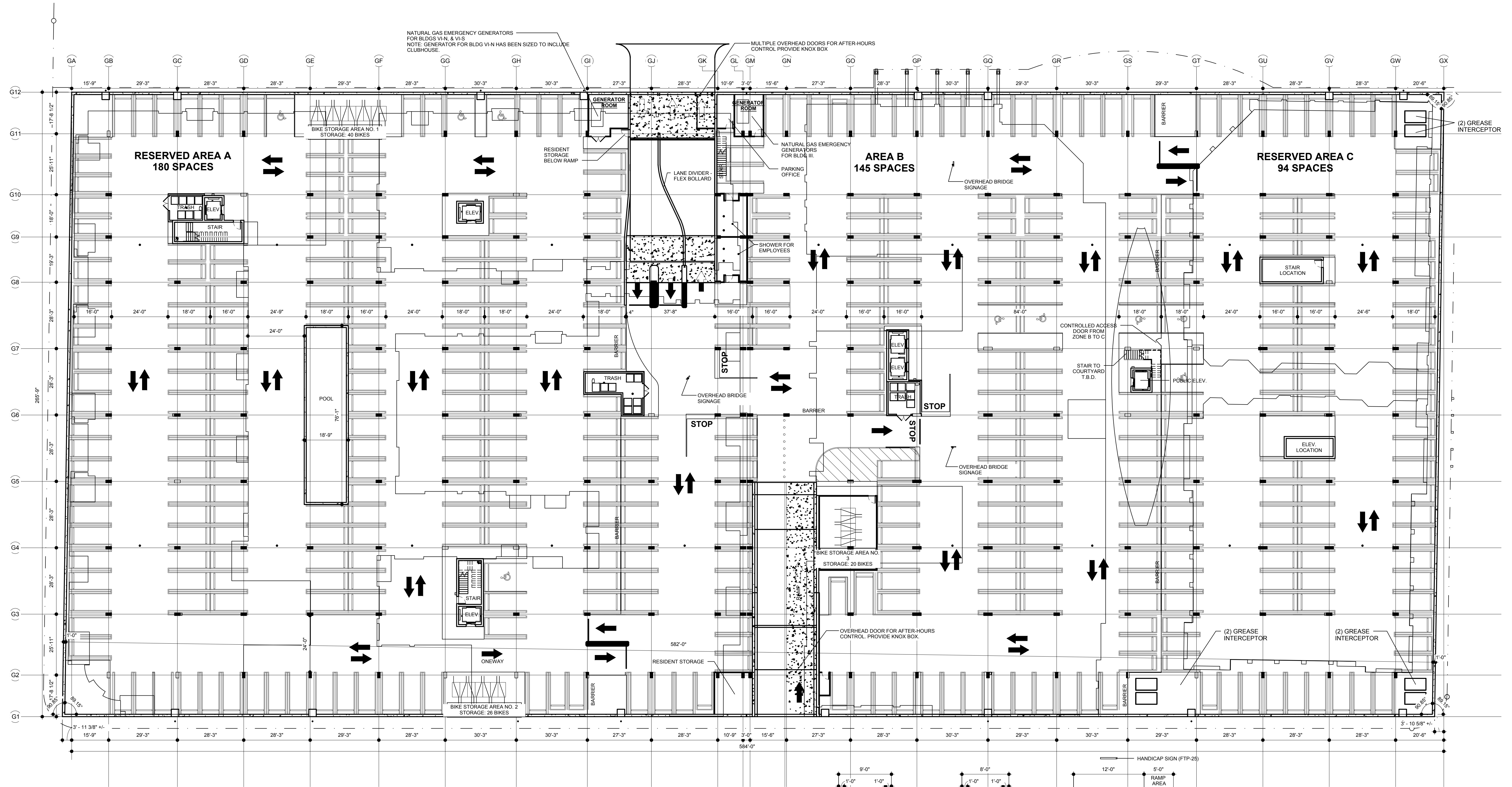
Covelli Design Associates Inc.
 2295 NW Corporate Blvd., Suite 213
 Boca Raton, Florida 33431
 561-910-0330
 LC 26000287
 covelldesign.com
 Urban Planning • Landscape Architecture

Site Plan Modification
Atlantic Crossing
 Delray Beach, Florida

Date	11-16-15
Scale	As Noted
PN#	1046

PREPARED BY	
Steven E. Tate, RLA Landscape Architect #967 State of Florida - for the firm -	
DATE	

Drawing No.
SP-7
 7 OF 7



1 WEST SIDE GARAGE FLOOR PLAN 1" = 20'-0"

RESPONSE TO 2.12.14 STAFF COMMENTS

- DEVELOPER SHALL MAKE PROVISIONS TO UNBUNDLE PARKING SPACES FROM THE RENT/PURCHASE RESERVED ZONES PERMITTING THE UNASSIGNED SPACES TO BE UTILIZED BY THE PUBLIC.
- PROVIDED INTERCOASTAL HIGHWAY BRIDGE UP NOTIFICATION AT GARAGES
- TANDEM PARKING REMOVED
- PROVIDED ADEQUATE TURN AROUND AT DEAD-END PARKING LANES
- PROVIDED 86 BIKE STORAGE SPACES, SHOWERS, LOCKERS, AND STORAGE AREAS
- ADDED INGRESS TO RAMP AT NE 6TH AVENUE

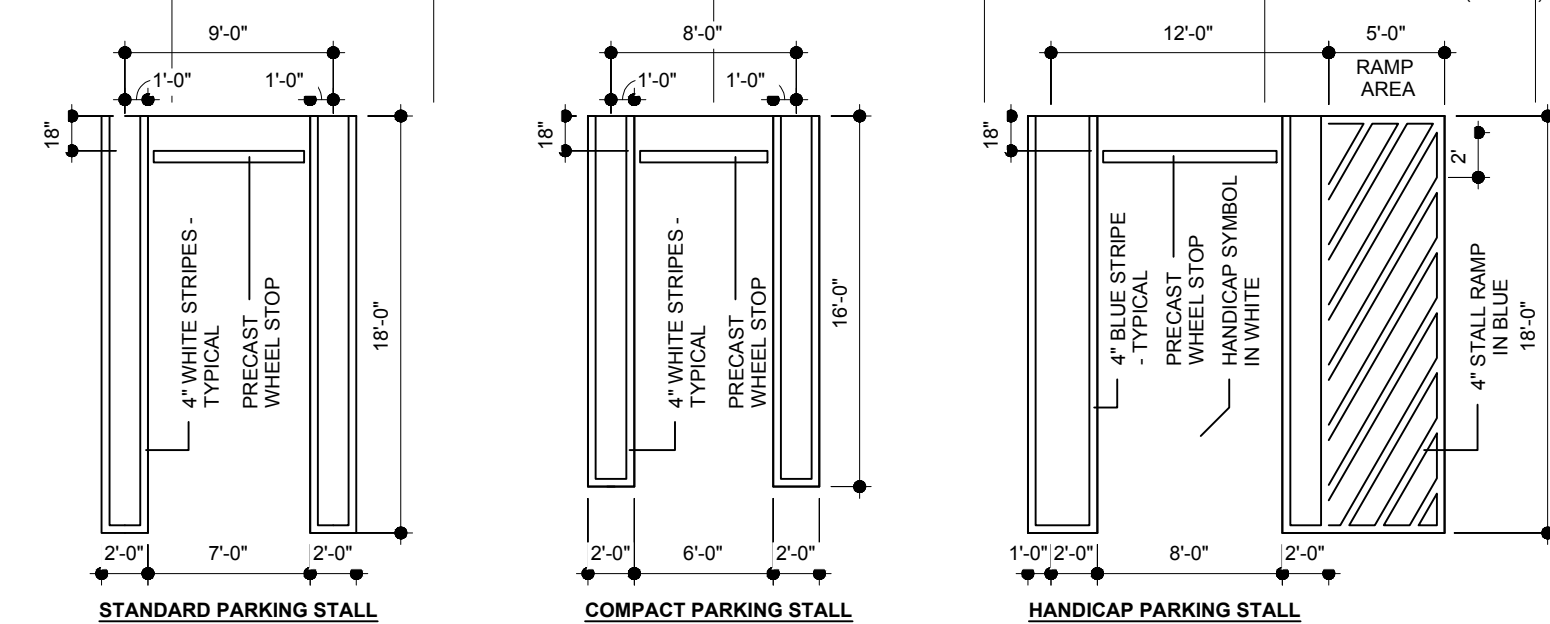


CLOSED BELOW GRADE GARAGE

GARAGE - PARKING SCHEDULE				
PARKING SPACE TYPE	SIZE	TOTAL PARKING COUNT	PARKING PERCENTAGES	
STANDARD PARKING SPACE	9'-0" X 18'-0"	234	56%	
HANDICAP SPACE	12'-0" X 18'-0" HC	9	2%	
COMPACT PARKING SPACE	8'-0" X 16'-0"	68	16%	
COMPACT PARKING SPACE	9'-0" X 16'-0"	108	26%	
GRAND TOTAL		419	100%	

GARAGE - BIKE PARKING SCHEDULE				
PARKING TYPE	BIKE PARKING COUNT	MODEL	NUMBER OF LOCKERS	
BIKE PARKING	86	BIKE-DBL2	43	
GRAND TOTAL	86		43	

TOTAL REQUIRED: 86 SPOTS



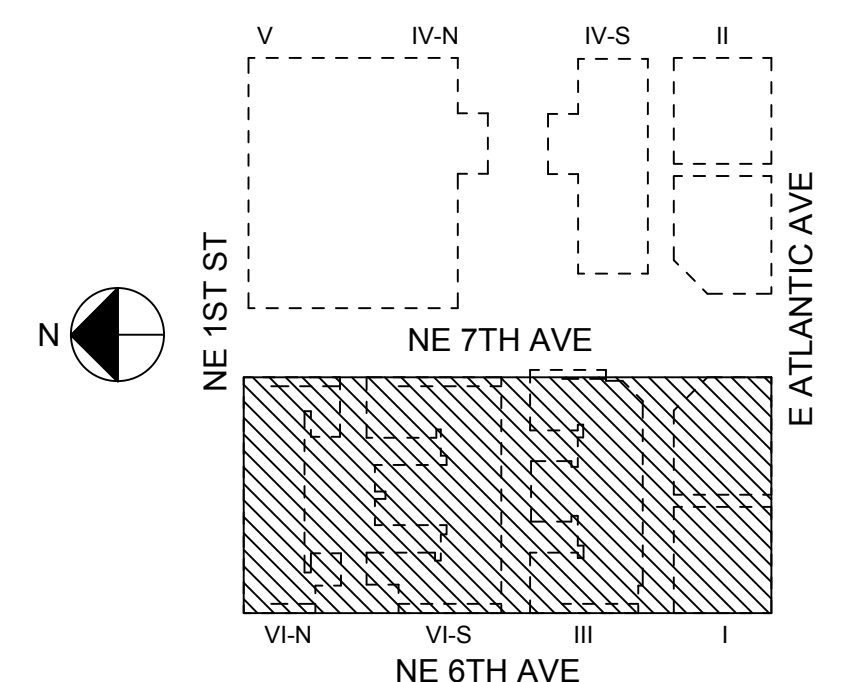
PARKING SPACE DETAIL

WEST SIDE GARAGE DRAWN BY: SPM, CL, JML

SHEET NUMBER

A7.1

SCALE: As indicated



KEPHART
community ■ planning ■ architecture

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Atlantic Crossing

Project Number: 212006

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 to 2.12.14 Staff Comments
02.08.2016	Change 6th Av Ramp to match Class 2 Site
02.25.2016	Plan rev. for Appeal Hearing 03-01-2016