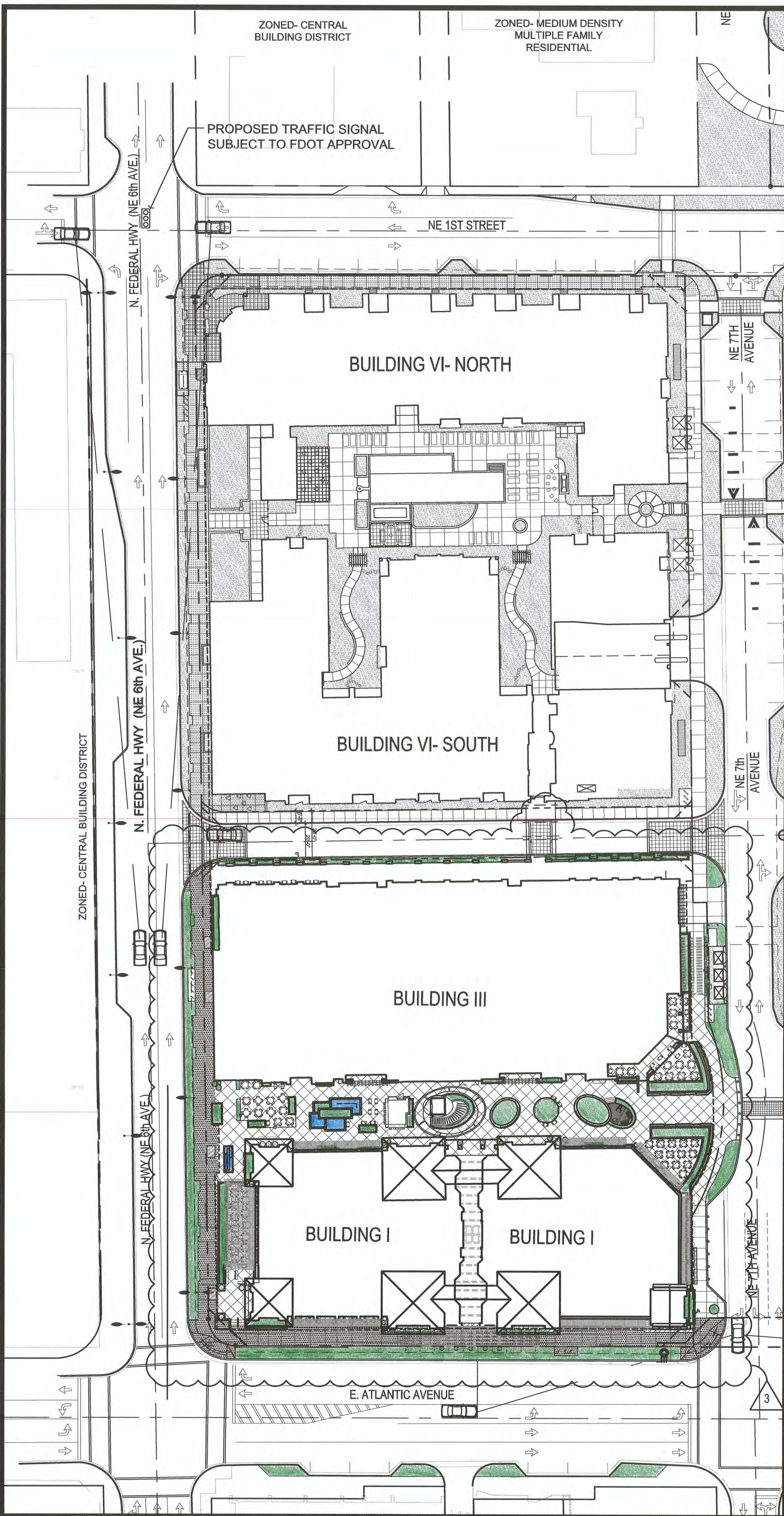
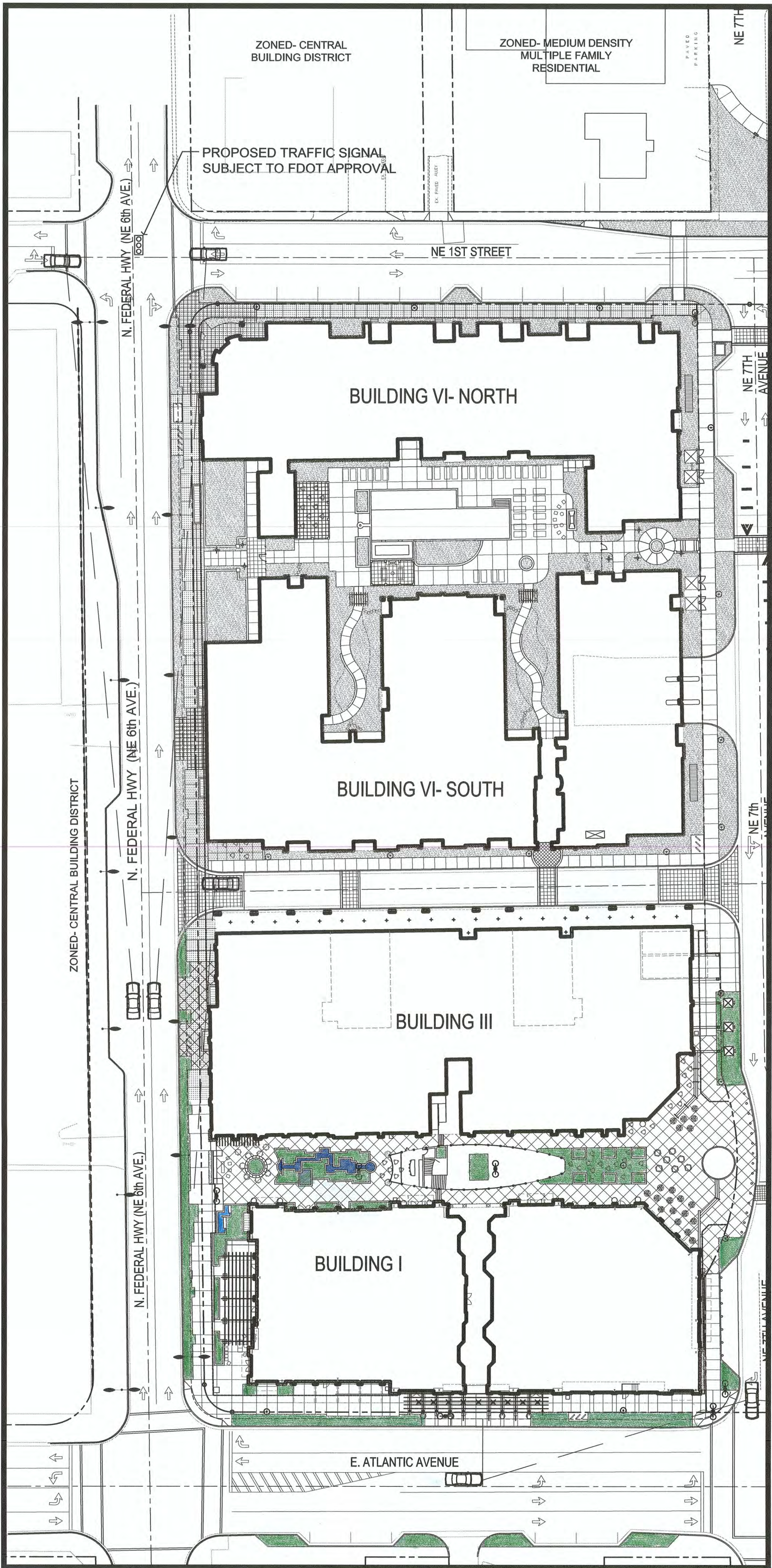




NOTE: DIFFERENCES ARE SUMMARIZED ON FOLLOWING SHEETS

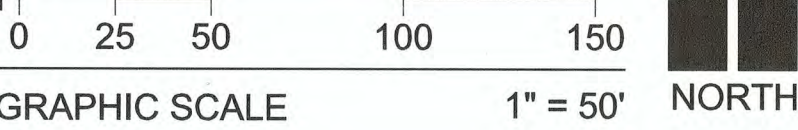
SITE PLAN

Site Notes

- Existing Land Use - CC (Commercial Core)
- Proposed Land Use - Same
- Existing Zoning - CBD (Central Business District)
- Proposed Zoning - Same
- Existing Use - Retail, office, vacant
- Proposed Use - Retail, office, multi-family residential
- All new utilities shall be placed underground
- See Parking Garage exhibit for parking layout and dimensioning.
- See Architectural Plans, Elevations, and Stacking Plans for building heights and dimensions.
- Parallel parking spaces shall double as loading spaces.
- Parking layout and striping to follow City of Delray Beach current standards. See Parking Lot Detail RT 4.1 and Typical Parking Space Detail RT 4.2 A thru C, as applicable on Civil Plans.

Utility Services

- Sewer - Available on site
- Water - Available on site
- Gas - Available on site
- Electric / Phone / Cable TV - Available on site



Site Tabulations

GROSS SITE AREA	401,750 sf	9.22 ac	100%
USE	s.f.	RESIDENTIAL DENSITY	Dwelling Units
Retail	36,667 s.f.	8.59 acres @ *40 d.u./acre	= 343 d.u.
Restaurant	36,767 s.f.	0.63 acres @ **0 d.u./acre	= 0 d.u.
Office	83,462 s.f.	Total dwelling units permitted	= 343 d.u.
Residential	370,932 s.f.	*Density increases per approval of conditional use.	
Total	527,828 s.f.	**Parcel zoned CF does not permit residential use.	
RESIDENTIAL UNIT MIX		NOTES:	
Efficiency	25	- Efficiencies are calculated as 1 bedroom units to establish the required workforce units.	
1 Bedroom	97	No efficiencies are utilized in satisfying the workforce requirement.	
2 Bedrooms	201		
3 Bedrooms	20*		
Total	343		
* Includes 6 Townhome units			

WORKFORCE HOUSING DATA

- Density over 30 d.u./acre is subject to workforce housing provisions	- 20% of units over 30 d.u./acre must be workforce	
- 8.59 acres x 30 d.u./acre = 257 d.u.	- 86 d.u. X 20%% = 18 workforce units required for density above 30 d.u./acre	
- Maximum units permitted is 343 d.u.	- In addition 20%% of units built above 48 feet must be workforce	
- 343 d.u. - 257 d.u. = 86 d.u. over 30 d.u./acre		
Unit Distribution by Floor	Workforce Distribution	
First Floor - 52	*One Bedroom 12	* No efficiencies are utilized as workforce units.
Second Floor - 89	Two Bedroom 12	- 33 dwelling units x 20% = 7 workforce units
Third Floor - 90	Three Bedroom 1	- Total workforce units required = 18+7 = 25 d.u.
Fourth Floor - 79	Total workforce 25	
*Fifth Floor - 33		
*Dwelling units above 48 feet		

Property Development Regulations CBD Zoning District

ZONING DISTRICT	MIN. LOT SIZE (S.F.)	MIN. LOT WIDTH (FT.)	MIN. LOT DEPTH (FT.)	MIN. LOT FRONTAGE (FT.)	FRONT SETBACK	SIDE STREET SETBACK	SIDE INTERIOR SETBACK	REAR SETBACK	MAXIMUM BUILDING HEIGHT (FT)
REQUIRED	N/A	0	0	0	5'/10'	0	0	0	48'
PROVIDED	377,004 sf	640'	595'	630'	12.93'	5'	N/A	5'	60"

* - Building heights per Conditional Use request

Property Development Regulations CF Zoning District

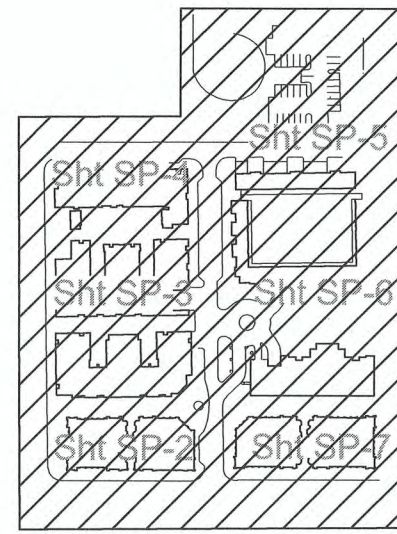
ZONING DISTRICT	MIN. LOT SIZE (S.F.)	MIN. LOT WIDTH (FT.)	MIN. LOT DEPTH (FT.)	MIN. LOT FRONTAGE (FT.)	MAX. LOT COVERAGE %	PERIMETER SETBACK	MAXIMUM BUILDING HEIGHT (FT)
REQUIRED	0	0	0	0	25% Open Space	10'	48'
PROVIDED	27,431 sf	175'	156'	175'	12,936/27,431sf = 47%	13'	0'

Shared Parking Calculations Table

Use	Required	Weekday			Weekend		
		Night	Day	Evening	Day	Evening	
		Midnight to 6AM	9 AM to 4 PM	6 PM to Midnight	9 AM to 4 PM	6 PM to Midnight	
Residential	267.60	100% 267.60	60% 160.56	90% 240.84	80% 214.08	90% 240.84	
Office	191.207	5% 9.56035	100% 191.207	10% 19.1207	10% 19.1207	5% 9.56035	
Commercial / Retail	135.37	5% 6.7685	70% 94.759	90% 121.833	100% 135.37	70% 94.759	
Hotel	0	80% 0	80% 0	100% 0	80% 0	100% 0	
Restaurant	227.946	10% 22.7946	50% 113.973	100% 227.946	50% 113.973	100% 227.946	
*Entertainment / Recreational (theatres, bowling alleys, etc)	0	10% 0	40% 0	100% 0	80% 0	100% 0	
Reserved Parking	343	100% 343	100% 343	100% 343	100% 343	100% 343	
	87	100% 87	100% 87	100% 87	100% 87	100% 87	
TOTALS	1252	737	990	1040	913	1003	
Total parking REQUIRED	1040	Total Parking Provided on 7th Ave. - 9 Spaces Total Parking Provided in Garages and NE 1st Lot - 1088 Spaces Total Handicap Accessible Spaces Provided -					
Total parking PROVIDED	1097						

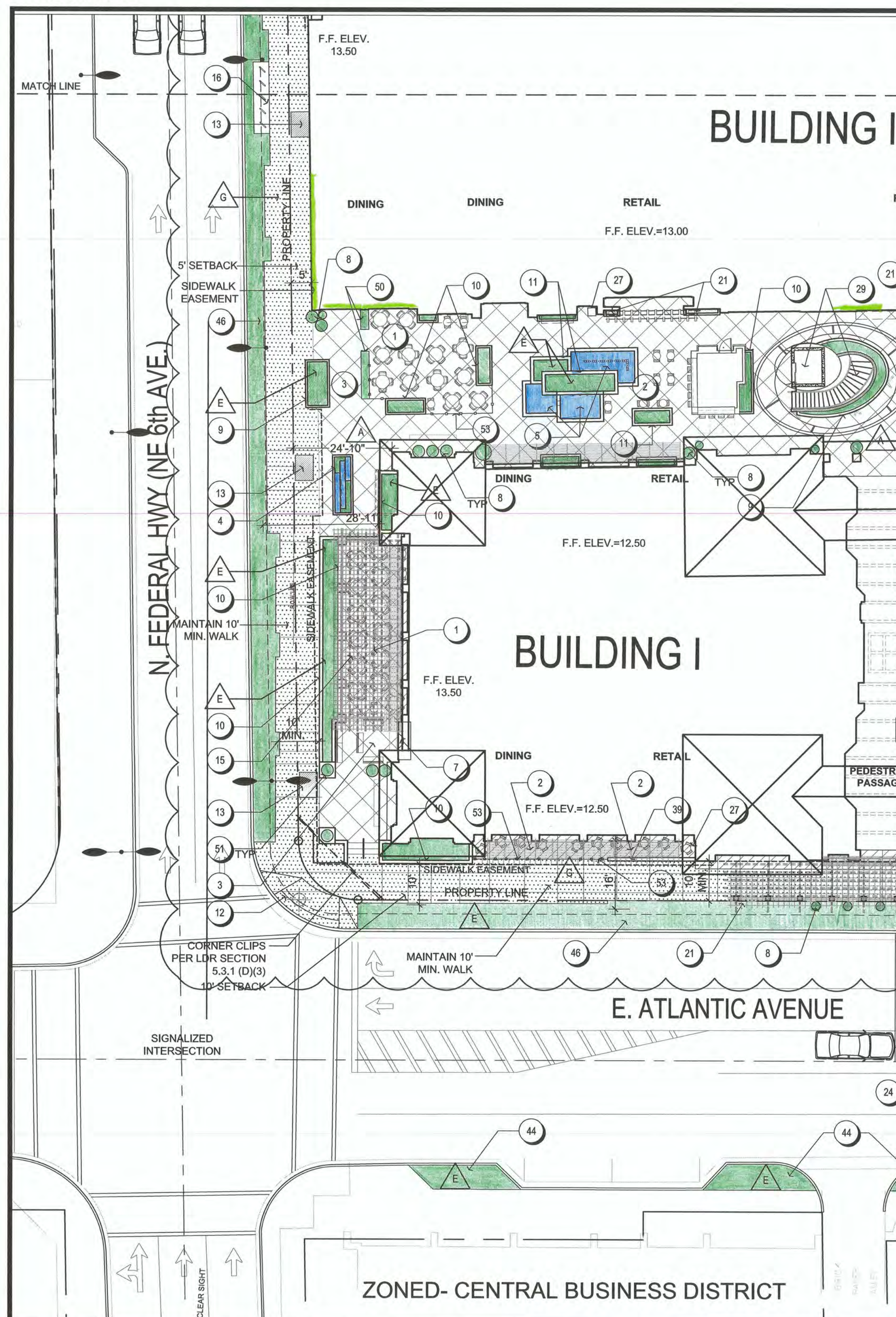
Conditions of Approval

- That modification to NE 7th Ave. and NE 1st St. (including potentially restricting NE 7th Avenue to southbound only at NE 18 St.) and or funding of a traffic signal at NE 6th Ave. and NE 18 St. is considered during site plan approval to reduce concerns over encroachment into the neighborhoods from this site.
- Applicant shall pay for the closure of NE 7th Ave. at NE 1st St. as per the design on the overhead slide presented at the meeting of December 4, 2012 and with direction from the City Engineer and in accordance with the City's LDRs. Applicant shall pay all costs incurred by the City associated with the closure.
- Applicant shall pay all costs for traffic calming on Palm Square, which may include a cul-de-sac, beginning at the intersection with Atlantic Ave. and south to SE 2nd St. in accordance with the City's LDRs and as determined by the City Engineer.
- Engineering does not support closure of NE 7th Ave. at NE 1st St. If direction is given by City Commission to keep NE 7th Ave. open then additional comments will be generated.
- Developer will be required to contribute funds for the future signalization at all applicable intersections, this will be required prior to Building permit issuance.
- That the applicant design and fund turn lane improvements (NE 1st Ave./Northbound right turn lane on to NE 6th Ave.) and provide the cost for the traffic signal at NE 6th Ave. and NE 1st St.
- Applicant shall provide design plans and pay for the closure of NE 7th Avenue at NE 1st St. A temporary closure is to be provided at this time and if warranted after project impacts are analyzed the permanent closure would be constructed.
- Applicant shall provide design plans and pay all costs for traffic calming on Palm Square, which may include a cul-de-sac, beginning at the intersection with Atlantic Ave. and south to SE 2nd St. in accordance with the City's LDRs and as determined by the City Engineer.
- Provide the following information at each calendar year to SAFE and the City for the first 5 years following occupancy:
 - The number of residents who are paying a lower rent, because they don't own a car, or need a parking space,
 - The number of owner stored bicycles at calendar year end,
 - The number of times the residents used a community vehicle for grocery shopping.
 - The number of times the shared bicycles are used in a calendar year.
- Install a device that counts and records the number of motor vehicles that enter and exit the garages by hour/day, and report this activity annually to the SAFE and the City.
- That if the traffic study and the City deem that retractable electric or pneumatic bollards are a viable option to assist in the closure of NE 7th Ave. the developer will fund this system including on-site and remote operation.
- At least one building must achieve LEED certification.

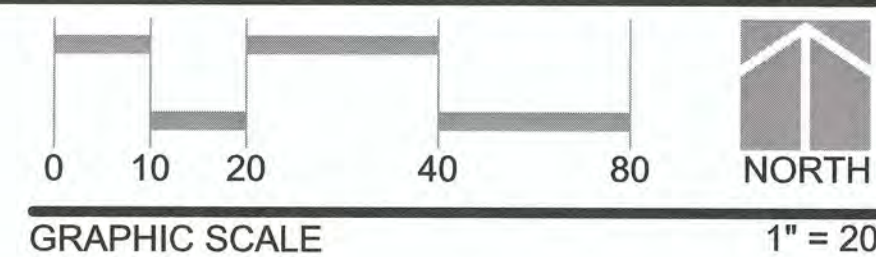


1. IMPROVED PEDESTRIAN ACCESS FROM NE 6TH AVE.
2. RESTAURANT SEATING NOW ENCLOSED PER LDR'S.
3. NEW FREE STANDING BAR BUILDING ENGAGES WATER FEATURE.
4. WATER FEATURE AT NW BUILDING I IS ENHANCED AND VIEWABLE FROM ALL SIDES.
5. IMPROVED AND INCREASED PEDESTRIAN FLOW ACROSS AND THROUGH COURTYARD TO ENHANCE RETAIL FUNCTION.
6. NAUTILUS WAS REPLACED WITH CANOPY MORE IN SCALE TO SPACE AND THE ECHELMAN SCULPTURE.
7. CENTER STEPS/RAMP REMOVED FOR BETTER PEDESTRIAN FLOW.

CLASS II MODIFICATION 2019 - SUPPLEMENT
10/28/2019



SITE PLAN

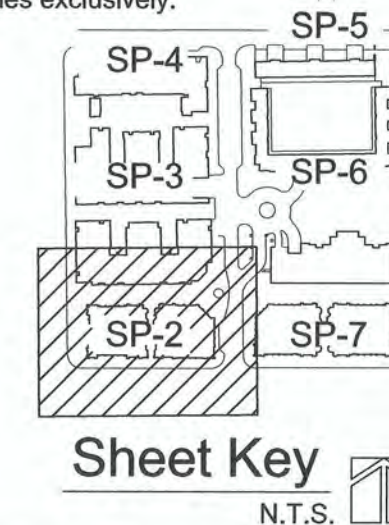


1	Outdoor Dining Area	28	Emergency Generator
2	Outdoor Cafe/Bar Area	29	Elevator and Stair to Garage
3	Waiting Area Seating	30	On-Street Parking
4	Water Feature	31	Central Mailboxes/Transportation Information Kiosk
5	Terraced Water Feature	32	Bus Stop/Shelter (Per Palm Tran Requirements)
6	Fire Feature	33	Screen Gates (Transformers)
7	Fire Place	34	Security Gate
8	Planted Pottery	35	Transformers/Switch Cabinet
9	Curb Height Planter (6"-12")	36	Garden Walkway
10	Seat Height Planter (18"-24")	37	Garage Vent in Vertical Wall
11	Planter (30"-42")	38	Cheek Wall with Steps
12	Accessible Pedestrian Ramp (Per FDOT Index 304)	39	Retaining Seat Wall
13	Walkable Garage Vent, See Detail, Sheet SP-4	40	FPL Transformer Easement
14	Sculpture Feature (Includes Future Echelman Sculpture)	41	Water Meter Vault
15	Trellis	42	6" High Speed Table with Raised Crosswalk
16	Bike Racks	43	Covered Walkway
17	Bollards	44	Off-site Street Tree Planting Improvement
18	Drop-Off/Loading	45	Bridge Status Indicator at Garage Exit Ramps
19	Seating Area	46	4 ft. Recovery Zone
20	Build-In Bench	47	Trash Room, including Recycling for both Residential & Commercial Tenants
21	Planting Bed For Vine On Trellis	48	Stage & Seating Area (New Feature)
22	Low Screen Wall (4'-6") Replaced by Planter	49	Stone Wall (New Feature)
23	Sculpture Above	50	Flush Plant Bed (New Feature)
24	Lengthened Left Turn Lane	51	Low Plinth: 24" Max. Height (New Feature)
25	Steps	52	Canopy Above (New Feature)
26	Low Terrace Wall Replaced by Planter	53	Metal Railing 12" to 24" Height (New Feature)
27	Trash Receptacle		

		Concrete Paving
		Unit Paver Street
		Specialty Concrete Paving
		Concrete Curb & Gutter
		Landscape Planting Area
		Light Fixtures, See Photometric Plans
		Unit Paver Sidewalk

☐ 1. 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.

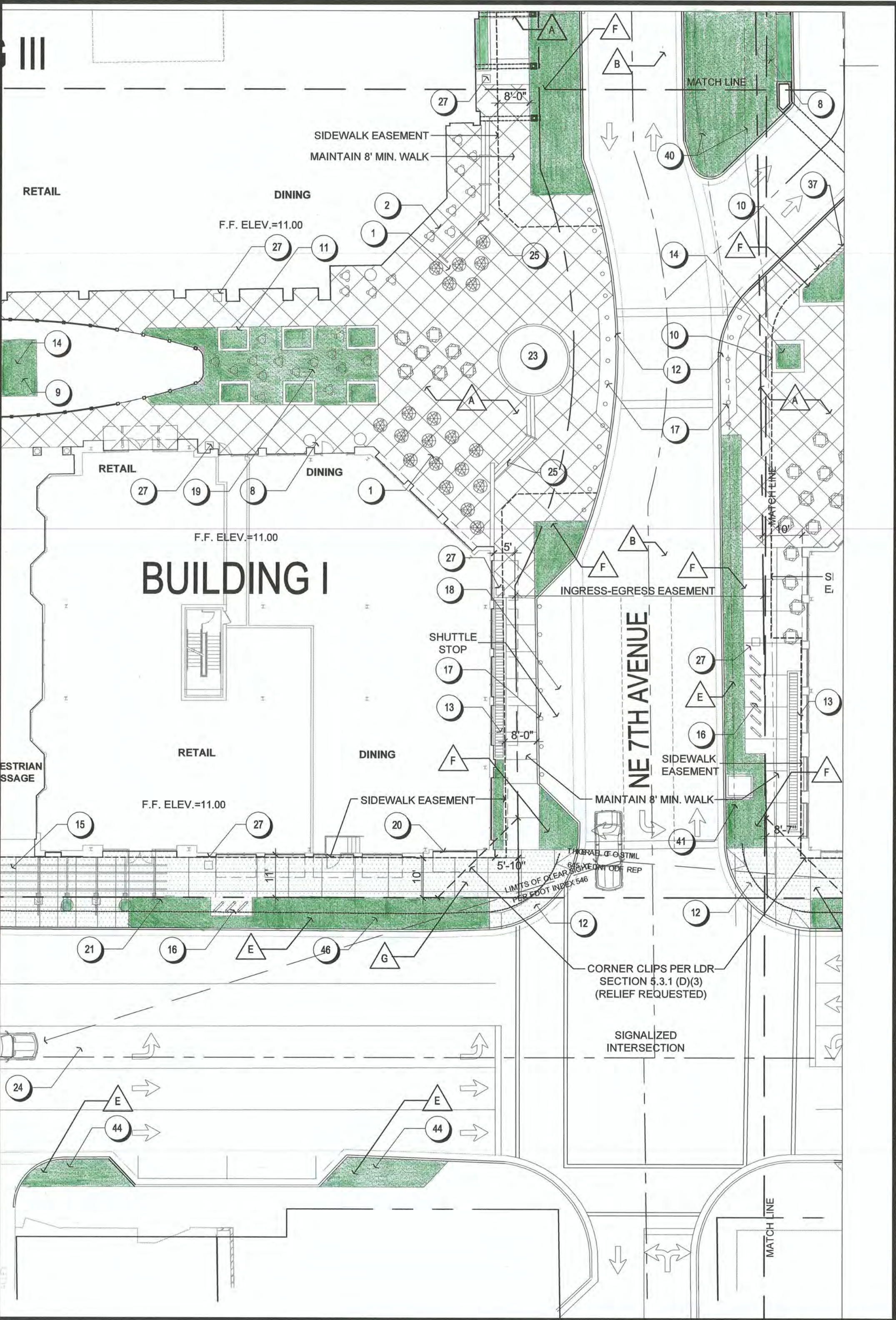
☐ 2. If the Board finds the loading facilities are inadequate, Management Company shall require delivery services to utilize the designated loading zones exclusively.



SUMMARY OF MODIFICATIONS

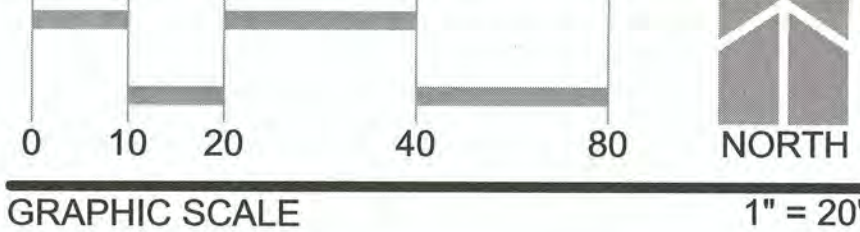
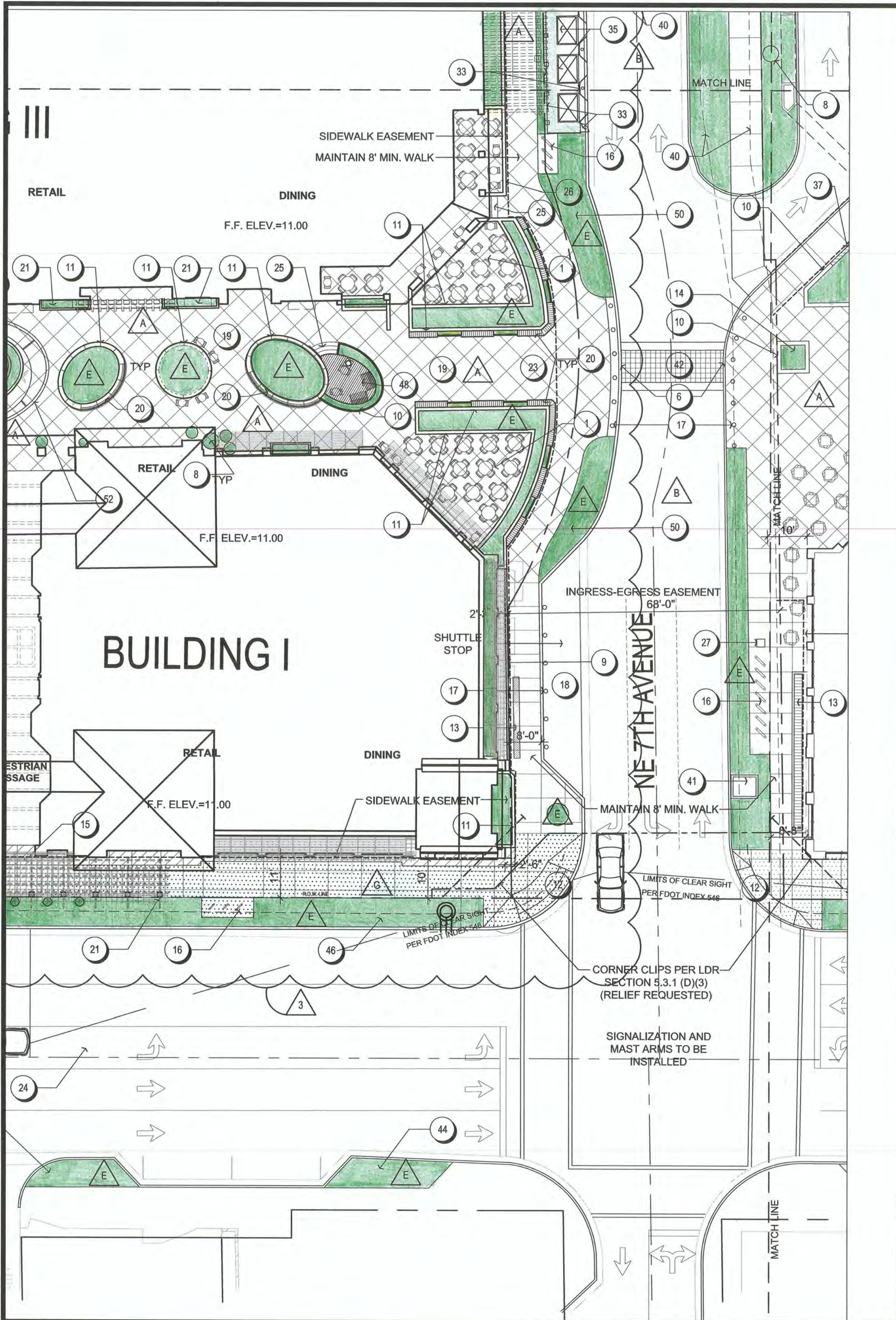
- 1. PLANTERS RE-DESIGNED TO ENABLE BETTER PEDESTRIAN FLOW TO ENABLE RETAIL TO SUCCEED.
- 2. AQUARIUM REPLACED BY ECHELMAN SCULPTURE.
- 3. RESTAURANT SEATING TERRACES BETTER DEFINED WITH PLANTER WALLS.
- 4. STAGE ADDED FOR SMALL MUSICAL PERFORMANCES.
- 5. INCREASED GREEN SPACE.
- 6. PLANTER BENCHES PROVIDE VIEWING FOR ECHELMAN SCULPTURE.

SETTLEMENT SET
05/10/2017



SITE PLAN

CLASS II MODIFICATION 2019 - SUPPLEMENT
10/28/2019



FEATURES LEGEND

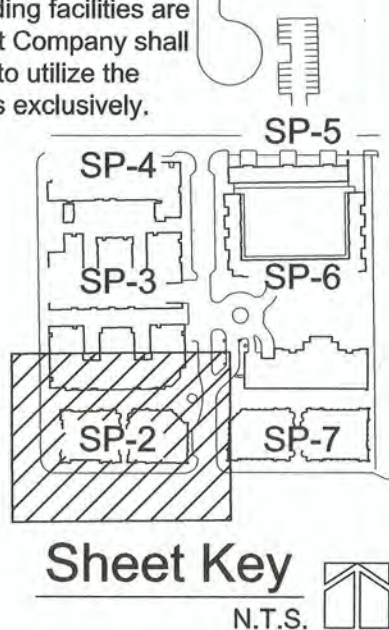
- | | |
|---|--|
| 1 Outdoor Dining Area | 28 Emergency Generator |
| 2 Outdoor Cafe/Bar Area | 29 Elevator and Stair to Garage |
| 3 Waiting Area Seating | 30 On-Street Parking |
| 4 Water Feature | 31 Central Mailboxes/Transportation Information Kiosk |
| 5 Terraced Water Feature | 32 Bus Stop/Shelter (Per Palm Tran Requirements) |
| 6 Fire Feature | 33 Screen Gates (Transformers) |
| 7 Fire Place | 34 Security Gate |
| 8 Planted Pottery | 35 Transformers/Switch Cabinet |
| 9 Curb Height Planter (6"-12") | 36 Garden Walkway |
| 10 Seat Height Planter (16"-24") | 37 Garage Vent in Vertical Wall |
| 11 Planter (30"-42") | 38 Cheek Walk with Steps |
| 12 Accessible Pedestrian Ramp (Per FDOT Index 304) | 39 Retaining Seat Wall |
| 13 Walkable Garage Vent, See Detail, Sheet SP-4 | 40 FPL Transformer Easement |
| 14 Sculpture Feature (Includes Future Echelman Sculpture) | 41 Water Meter Vault |
| 15 Trellis | 42 6" High Speed Table with Raised Crosswalk |
| 16 Bike Racks | 43 Covered Walkway |
| 17 Bollards | 44 Off-site Street Tree Planting Improvement |
| 18 Drop-Off/Loading | 45 Bridge Status Indicator at Garage Exit Ramps |
| 19 Seating Area | 46 4 ft. Recovery Zone |
| 20 Built-In Bench | 47 Trash Room, including Recycling for both Residential & Commercial Tenants |
| 21 Planting Bed For Vine On Trellis | 48 Stage & Seating Area (New Feature) |
| 22 Low Screen Wall (4'-6") Replaced by Planter | 49 Stone Wall (New Feature) |
| 23 Sculpture Above | 50 Flush Plant Bed (New Feature) |
| 24 Lengthened Left Turn Lane | 51 Low Plinth: 24" Max. Height (New Feature) |
| 25 Steps | 52 Canopy Above (New Feature) |
| 26 Low Terrace Wall Replaced by Planter | 53 Metal Railing 12" to 24" Height (New Feature) |
| 27 Trash Receptacle | |

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.



Site Plan Supplement
Atlantic Crossing
Delray Beach
Florida

Date 06-25-13
Scale As Noted
PN# c12103

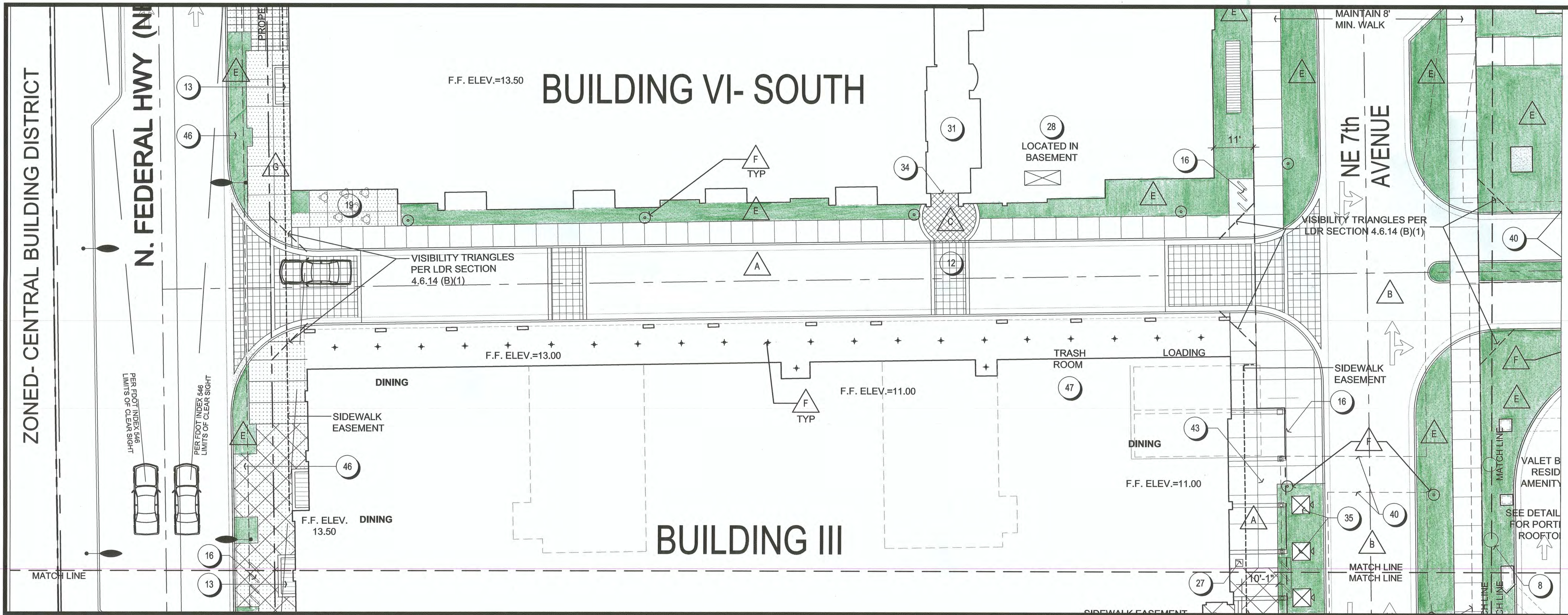
PREPARED BY
Timothy S. Schmalenberger, TLA
Landscape Architect #130
State of Florida
for the firm -
DATE 08-02-2019

Drawing No.
SP-2B

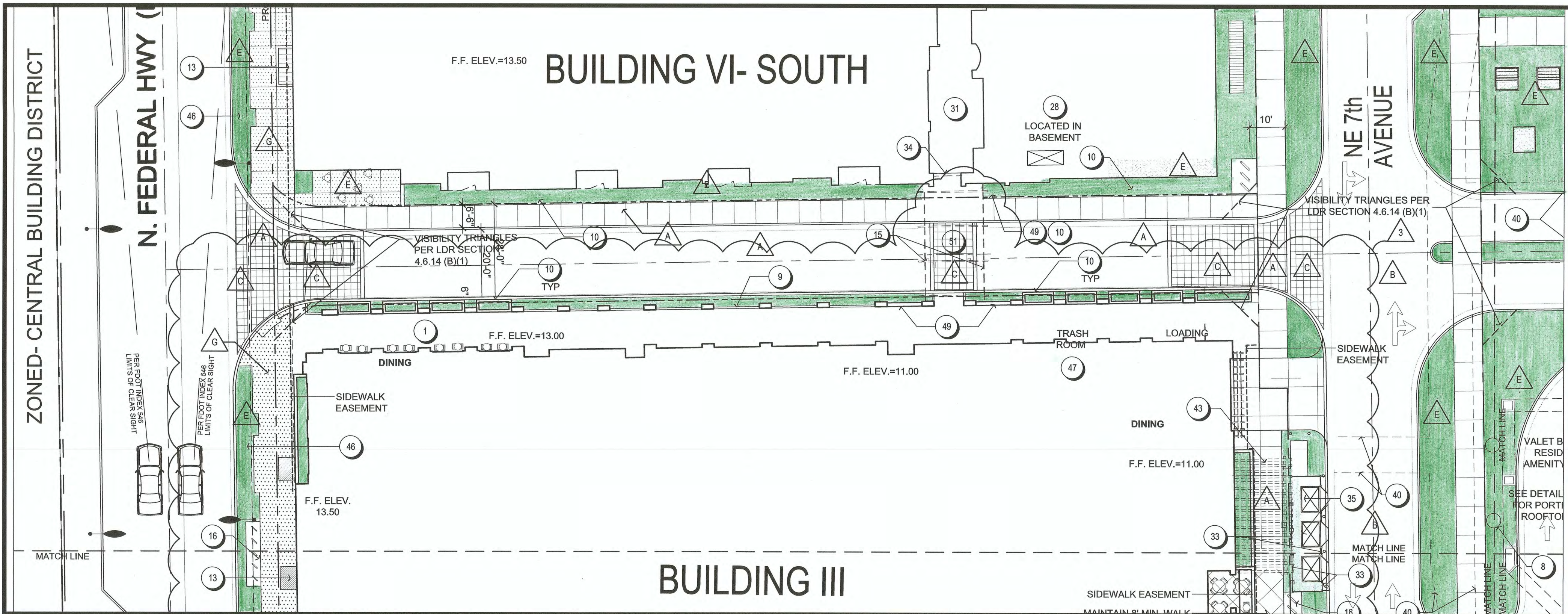
MKSK
LANDSCAPE ARCHITECTURE + URBAN PLANNING
462 SOUTH LUDLOW ALLEY
COLUMBUS, OH 43215
614.621.2796 MKSKSTUDIOS.COM

SUMMARY OF MODIFICATIONS

1. GREEN SPACE INCREASED.
2. PLANTERS PROVIDE ADEQUATE SOIL FOR SHRUBS AND SMALL PALMS.
3. OVERHEAD TRELLIS DELINEATES PEDESTRIAN CROSSING TO ENHANCE SAFETY.
4. SECONDARY MID-BLOCK PEDESTRIAN CROSSING ELIMINATED.

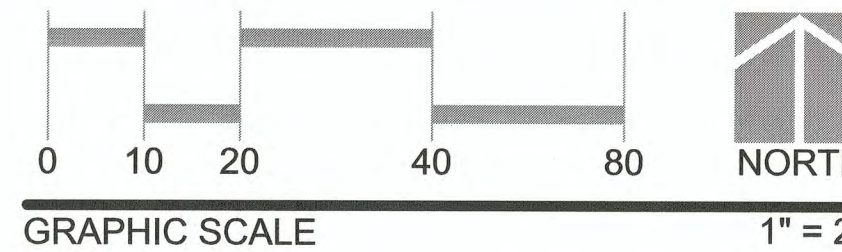


SETTLEMENT SET
05/10/2017



CLASS II MODIFICATION 2019 - SUPPLEMENT
10/28/2019

SITE PLAN



FEATURES LEGEND

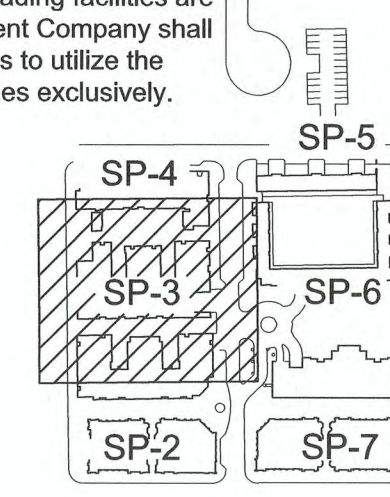
- | | |
|---|--|
| 1 Outdoor Dining Area | 27 Trash Receptacle |
| 2 Outdoor Cafe/Bar Area | 28 Emergency Generator |
| 3 Waiting Area Seating | 29 Stair to Garage |
| 4 Water Feature | 30 On-Street Parking |
| 5 Terraced Water Feature | 31 Central Mailboxes/Transportation Information Kiosk |
| 6 Fire Feature | 32 Bus Stop/Shelter (Per Palm Tran Requirements) |
| 7 Fire Place | 33 Screen Gates and Fence (Transformers) |
| 8 Planted Pottery | 34 Security Gate |
| 9 Curb Height Planter (6"-12") | 35 Transformers/Switch Cabinet |
| 10 Seat Height Planter (18"-24") | 36 Garden Walkway |
| 11 Planter (30"-42") | 37 Garage Vent in Vertical Wall |
| 12 Accessible Pedestrian Ramp (Per FDOT Index 304) | 38 Cheek Wall with Steps |
| 13 Walkable Garage Vent, See Detail, Sheet SP-4 | 39 Retaining Seat Wall |
| 14 Sculpture Feature (Includes future Echelman sculpture) | 40 FPL Transformer Easement |
| 15 Trellis | 41 Water Meter Vault |
| 16 Bike Racks | 42 6" High Speed Table with Raised Crosswalk |
| 17 Bollards | 43 Covered Walkway |
| 18 Drop-Off/Loading | 44 Off-site Street Tree Planting Improvement |
| 19 Seating Area | 45 Bridge Status Indicator at Garage Exit Ramps |
| 20 Built-In Bench | 46 4 ft. Recovery Zone |
| 21 Planting Bed For Vine On Trellis | 47 Trash Room, including Recycling for both Residential & Commercial Tenants |
| 22 Low Screen-Wall (4'-6") Replaced by Planter | 48 Stage & Seating Area (New Feature) |
| 23 Sculpture Above | 49 Stone Wall (New Feature) |
| 24 Lengthened Left Turn Lane | 50 Flush Plant Bed (New Feature) |
| 25 Steps | 51 6" Speed Table with Flush Curb Each Side (New Feature) |
| 26 Low-Terrace Wall Replaced by Planter | |

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

1. 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.
2. If the Board finds the loading facilities are inadequate, Management Company shall require delivery services to utilize the designated loading zones exclusively.



Sheet Key
N.T.S.

MKSK

LANDSCAPE ARCHITECTURE • URBAN PLANNING
462 SOUTH LUDLOW ALLEY
COLUMBUS, OH 43215
614.621.2796 MKSKSTUDIOS.COM

Site Plan Supplement
Atlantic Crossing
Florida
Delray Beach

Date 06-25-13
Scale As Noted
PN# c12103

PREPARED BY
Timothy S. Schmalenberger, TLA
Landscape Architect #130
State of Florida
- for the firm -
DATE 08-02-2019

Drawing No.
SP-3A