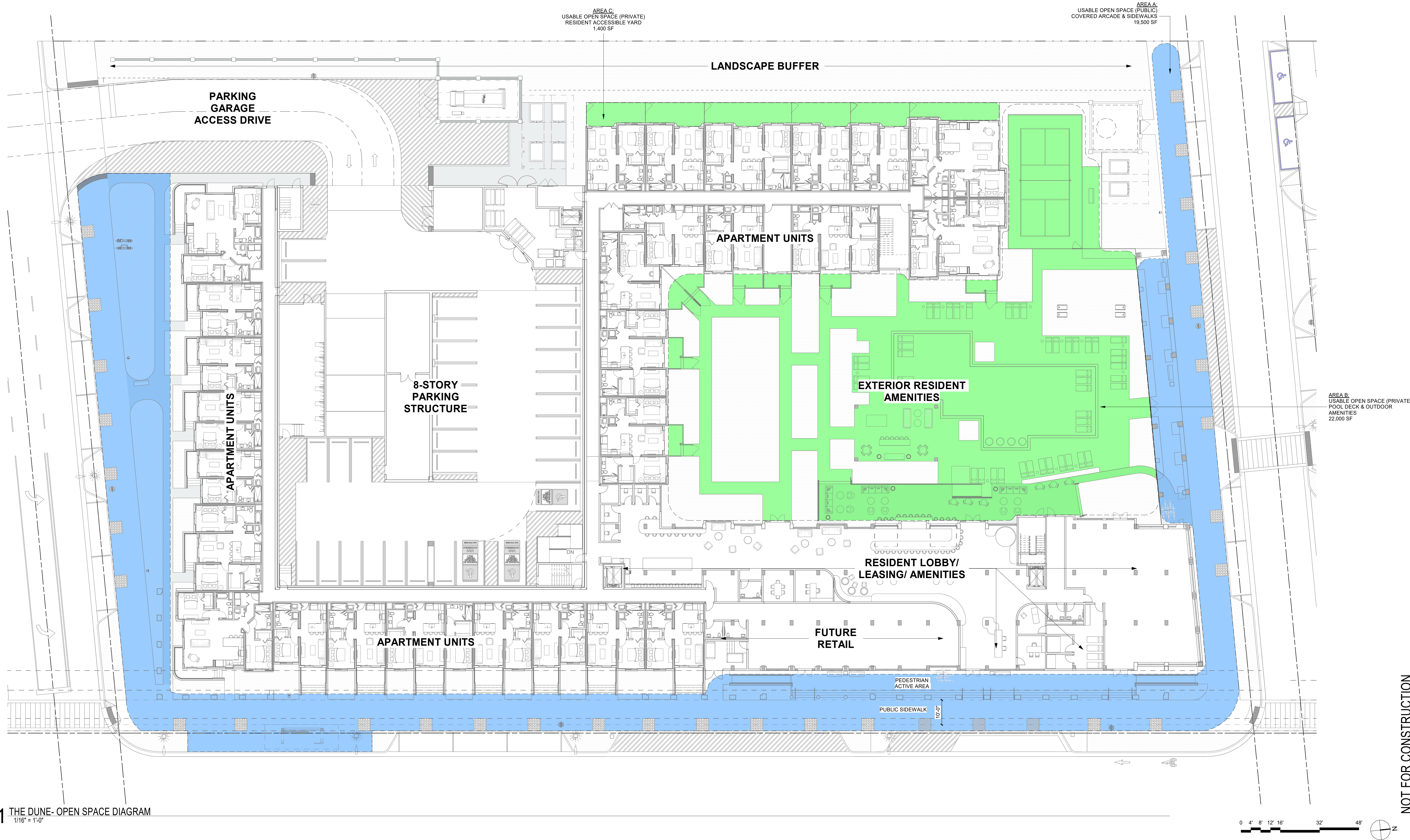




SITE DATA		
Total Development Site Area:	Square Feet	Acres
Location:	Boynton Beach	2.99
CRA District:	Federal Highway District	
Current Zoning:	C3 - Community Commercial	
Proposed Zoning to Follow:	MUC - Mixed Use Core	
Existing Land Use Classification:	Commercial	
Future Land Use:	LRC - Local Retail Commercial	
Type of Use:	Multi-Family - Workforce Housing & Retail/Commercial	
Property Density:	100 DU/ACRE	
BUILDING FAR		
Base FAR	4.00	3.46
		450,080 Square Feet

BUILDING COVERAGE AREAS								
Type	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7	Level 8
Gross Building Area	21,210	22,187	32,394	32,394	32,394	32,394	32,394	29,570
Leasable	1,583	3,328	4,859	4,859	4,859	4,859	4,859	4,436
Non-Leasable	12,472	-	-	-	-	-	-	2,855
Amenity/Leasing	2,316	-	-	-	-	-	-	-
Recall	37,860	25,515	37,253	37,253	37,253	37,253	37,253	36,861
Totals:								
Other Areas								
Garage	13,735	16,415	19,430	19,430	19,430	19,430	19,430	10,050
Patio/Balconies	5,383	1,636	2,423	2,423	2,423	2,423	2,423	2,210
Recall/Storage	3,300	150	150	150	150	150	150	150
Totals:	60,478	43,716	59,256	59,256	59,256	59,256	59,256	450,080

AREA DISTRIBUTION OF TOTAL PROJECT SITE		
Building Coverage	604,78	
Landscaping Area	261,38	
Paved/Impervious Area	434,93	
Total Site Area	1,300,07	
Site Previous Area	261,38	
Site Impervious Area	1,038,69	
Total Site Area	1,300,07	
Usable Open Space Area (See Diagram)		
Area A - Usable Open Space (Public) Covered Arcade & Pathways	19,500	
Area B - Usable Open Space (Private) Resident Accessible Yard	2,200	
Area C - Usable Open Space (Private) Resident Accessible Yard	1,400	
Total	23,100	

BUILDING HEIGHT		
MAX ALLOWED PER TABLE 3-4	PROVIDED	
Mixed Use Building & Parking Garage	100'-0"	81'-0"
*Building height determined from lowest finish floor elevation to top of roof slab.		
BUILDING SETBACKS/BUILD TO LINE		
Building Setbacks	REQUIRED	PROVIDED
Mixed Use Multi-Family Building & Parking Garage		
SE 28th Circle	0'	29'-3"
SE 27th Terrace	0'	18'-0"
East (Interior)	20'-6"	31'-4"
Federal Highway	23'-0"	23'-0"
*Measured from back of curb per pedestrian zone requirements.		
**12'-6" setback to Arcade, 10'-6" from front of arcade to building face - see site plan for pedestrian zone elements		

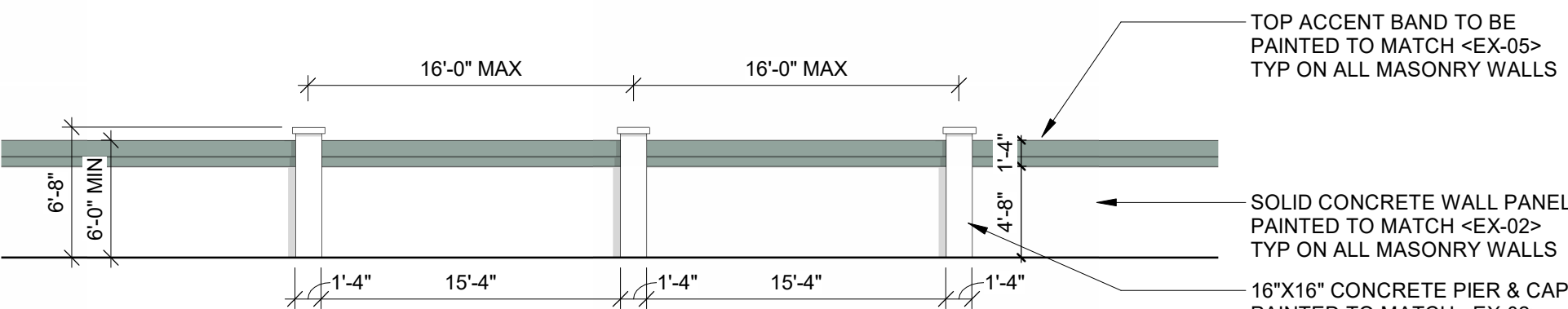
PARKING REQUIRED				
Type of Use	Stalls	Affordable Quantity	Fractional Calculation	Required # of Parking Spaces
Affordable Multifamily				
1 Bedroom/1 Bathroom	0.88	183	161.04	162
2 Bedroom/2 Bathroom	1.76	0	0.0	0
Market Rate Multifamily				
1 Bedroom/1 Bathroom	1.33	0	0.0	0
2 Bedroom/2 Bathroom	1.66	115	190.9	191
Guest	0.15	298	44.7	45
Subtotal:				398
Retail/Commercial (2,595 SF)	1.00	200	13.0	13
Total Required:				411
Total ADA Required Per Table 4-23 (Part II, Chapter 4, Article V, Section 5.8.2.)				9
Total Required Residential + 10% peak/hour seasonal demand (398 + 40):				438
*Reduction in required parking per CS/58 102 "Live Local Act" (Section 4.17(e) line 478)				

PARKING PROVIDED		
Standard Parking Spaces (9'-0" X 18'-0")		392
Guest (Allocated as shown on plans)		32
Retail (Allocated as shown on plans)		13
ADA Parking Spaces	ADA: 7 ADA VAN: 2	9 (Guest 3; Resident 6)
Parking Garage Total		401
Grand Total Provided:		418

OFF STREET LOADING OR UNLOADING ZONES		
LOCATION (SEE SITE PLAN)	DIMENSIONS PROVIDED	
Adjacent to Mixed Use Building Parking Garage Entry	5'-0" W X 15'-0" L	1
PEDESTRIAN AMENITIES		
Type of Public Amenity	REQUIRED	PROVIDED
Bike Racks	Retail: 1,123,500 SF Apts: 1,775,960 SF of Left Area	1 3
Benches	Retail: 1,123,500 SF Apts: 1,775,960 SF of Left Area	1 6
Trash Receptacles	Retail: 1,123,500 SF Apts: 1,775,960 SF of Left Area	1 6
Total		7

SUSTAINABLE DEVELOPMENT STANDARDS	
REQUIRED SUSTAINABLE DEVELOPMENT STANDARDS	UTILIZATION OF STANDARDS
Outdoor Lighting	Utilization of warm white LED lighting for parking lots, pathway lighting, accent lighting and exterior building lighting.
Butterfly Attracting Landscape Material	The landscape plan is designed to utilize a minimum of 5% butterfly attracting shrubs and trees in the planting scheme, with a minimum of three (3) different species of plant material.
Electric Charging Stations	Provision of Level 2 charging station capable of servicing two (2) parking spaces for every fifty (50) dwelling units, or fraction thereof, in residential developments; and one (1) per every fifty thousand (50,000) square feet of non-residential development. Required for all products utilizing fast surface, roof must be white.
White Roof	
SUSTAINABLE DEVELOPMENT OPTIONS AND POINTS (25 POINTS REQUIRED FOR MIXED-USE DEVELOPMENT CONSISTING OF MORE THAN 50 UNITS)	
ENERGY	
Power/Water Reduction	50% of the non-roof impervious site
Efficient Cooling	All air conditioners are Energy Star qualified. Minimum SEER 16.
Efficient Water Heating	All hot water on premises is heated via Energy Star Certified water heaters or solar water heaters.
Cool Roof	Use roofing materials that have a Solar Reflective Index (SRI) 75 for low-sloped roofs (4:12) or 25 for steep-sloped roofs (12:12) for a minimum of 75% of the roof surface.
Building Color	Utilization of white or cool light colors for the body of buildings to reflect rather than absorb heat and reduce cooling costs. Pigment and trim colors are not limited to these choices.
Shade Structures for Buildings	Where provisions of shade structures are not required per code, Structures such as awnings, screens, louvers, or other architectural devices shall cover a minimum of 50% of glazed openings.
Lighting	Provide energy efficient lighting such as LED lighting for building interiors for 500% of proposed lighting.
Energy Star Appliances	All appliances within a building are 100% Energy Star.
RECYCLE AND WASTE REDUCTION	
Recycle Station/Dumpster Area	Recycle chutes(s) in mixed use districts and dumpster, which include a recycle station.
URBAN NATURE	
Tree Canopy	Provide canopy trees in an amount that exceeds the minimum number of required trees by 15%.
TRANSPORTATION	
Parking Structure	At least 75% of the development's total number of required off-street parking spaces is contained in a parking deck or garage.
TOTAL	25

2 THE DUNE ELEVATION - ENLARGED MASONRY BUFFER WALL



613 NW 3rd Avenue, Suite 104
Fort Lauderdale, Florida 33311
p 954.633.8733

613 NW 3rd Avenue, Suite 104A
Fort Lauderdale, Florida 33311
p 954.620.7500

Keith Engineering & Planning, Inc. (CFLP)
Florida Professional Engineer License: 12880
Florida Professional Architect License: LC2004047
2312 S Andrews Avenue
Fort Lauderdale, Florida 33316
p 954.788.3400

Architectural Alliance Landscape
612 SW 4th Ave., Fort Lauderdale, FL 33315
p 954.764.8858

Elliot N Young
2024.01.26
14:32:20-05:00

△ Revisions

SITE PLAN APPROVAL

THE DUNE

NOT FOR CONSTRUCTION

2703 S Federal Hwy
Boynton Beach, FL 33435
Date Issued: 01/26/2024
RINKA project #: 23074
Sheet Title

ARCHITECTURAL SITE PLAN & SITE DATA

Sheet # **A1.0-S**

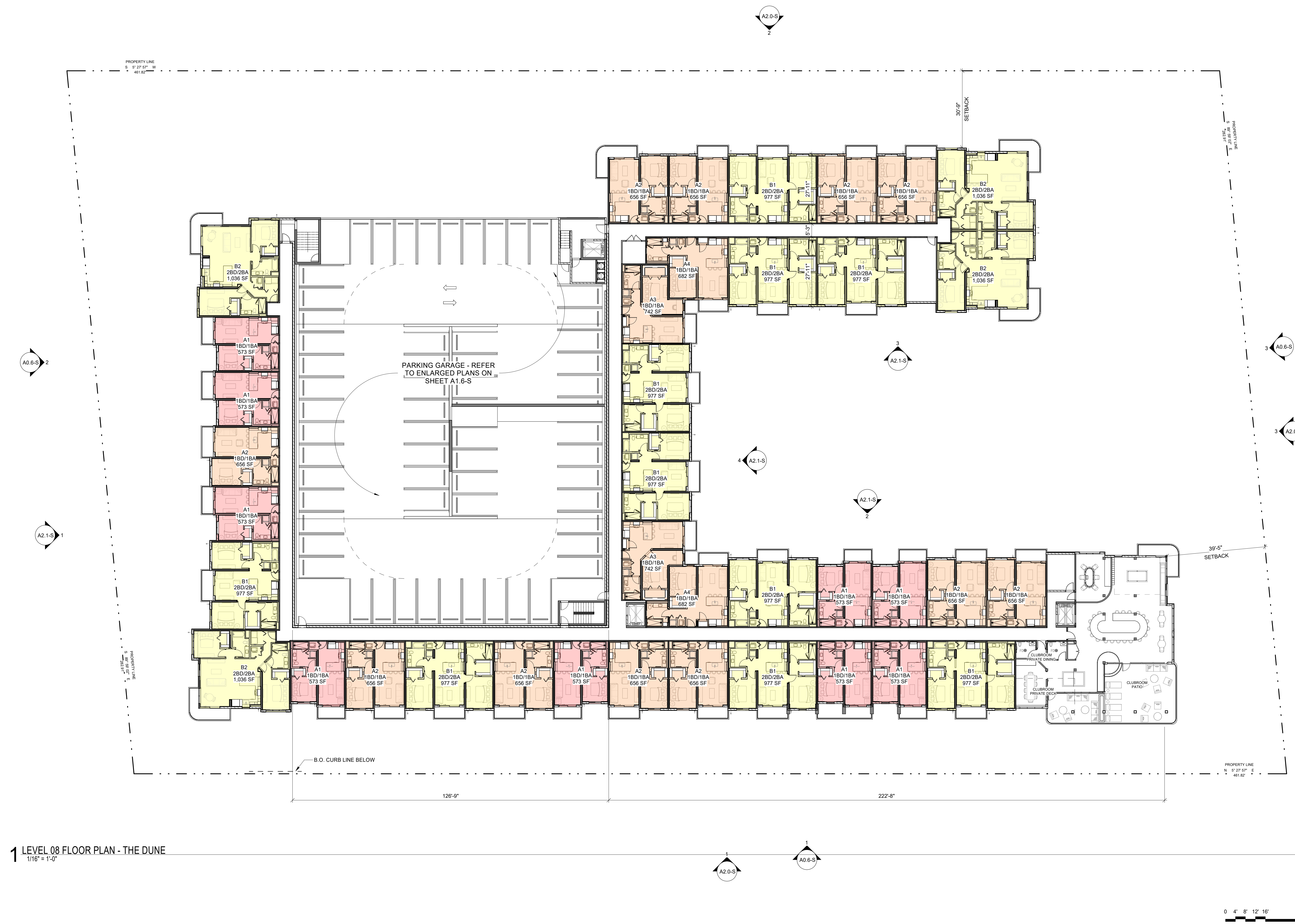


NOT FOR CONSTRUCTION

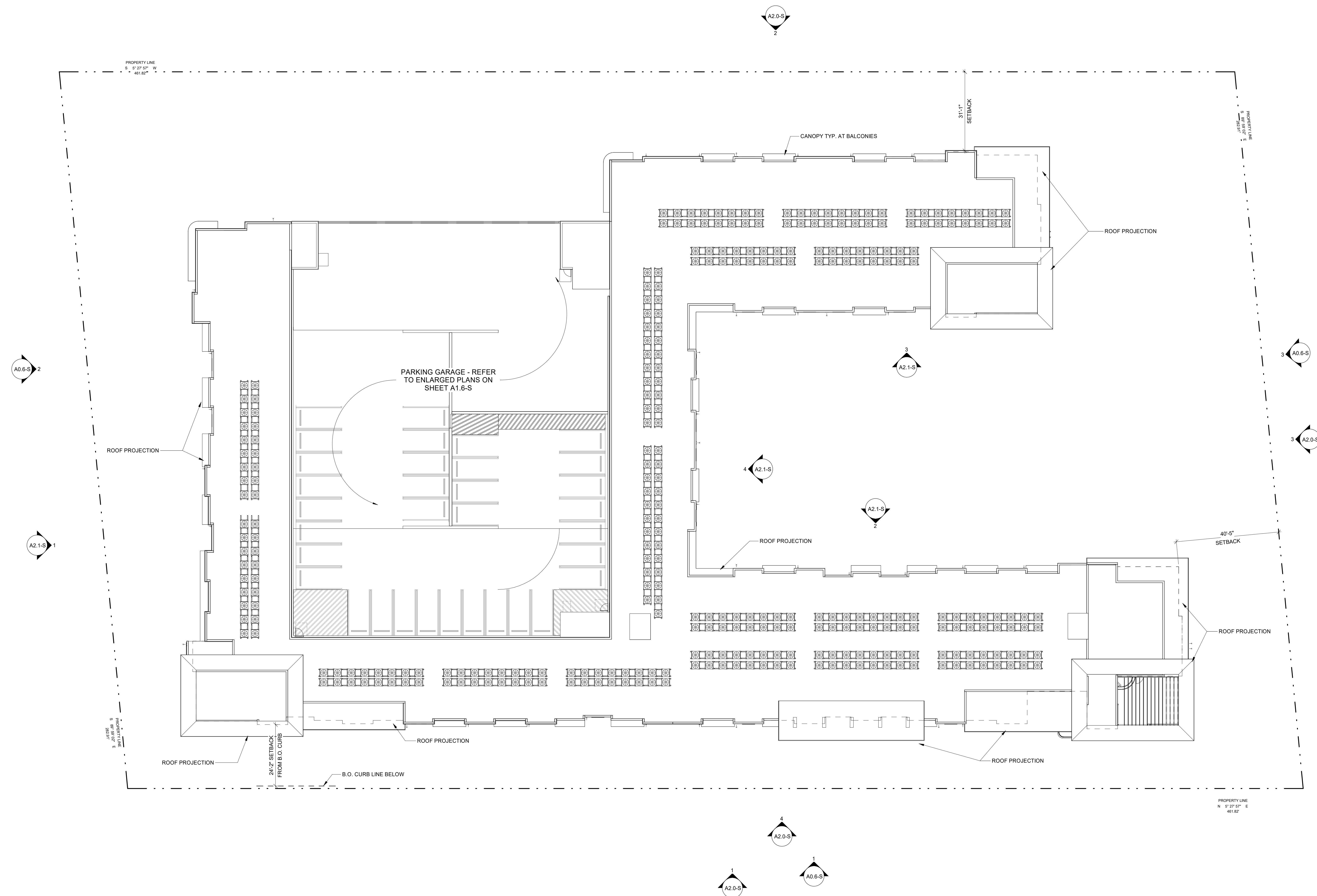
1 LEVEL 02 FLOOR PLAN - THE DUNE
1/16" = 1'-0"



NOT FOR CONSTRUCTION



NOT FOR CONSTRUCTION



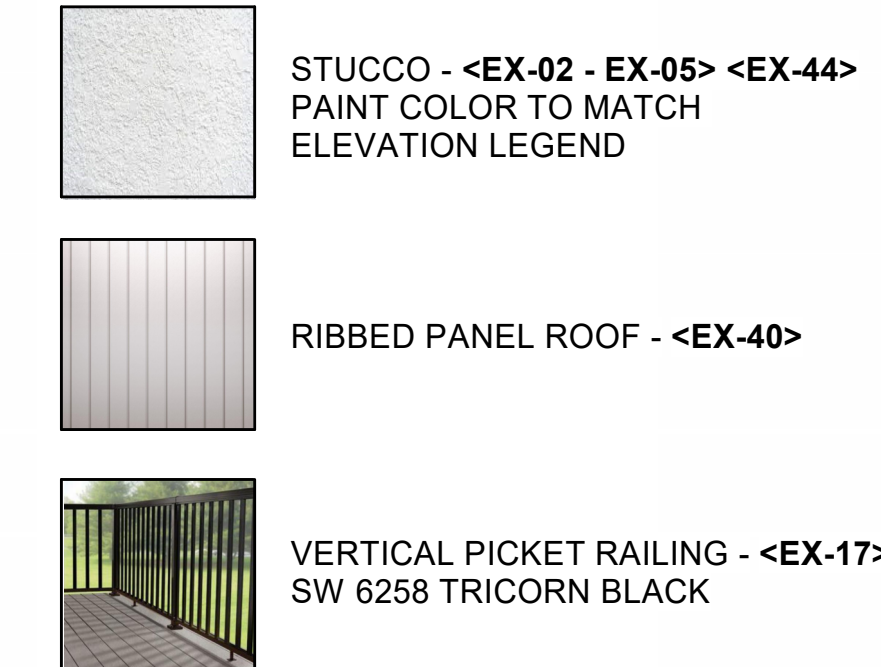
ARCHITECTURAL
ENHANCEMENTS

- 1 COLUMNS OR PILASTERS
- 2 DECORATIVE CORNICES
- 3 HORIZONTAL BANDING
- 4 ARCHES
- 5 DECORATIVE VENTS OR LOUVERS
- 6 MOLDINGS AND TRIMS
- 7 DECORATIVE SHUTTERS
- 8 BAY WINDOWS
- 9 FAUX WINDOWS
- 10 ART ELEMENTS
CANOPIES, BALCONIES,
OVERHANGS, AND OTHER
HORIZONTAL PROJECTIONS
- 11

KEY NOTES

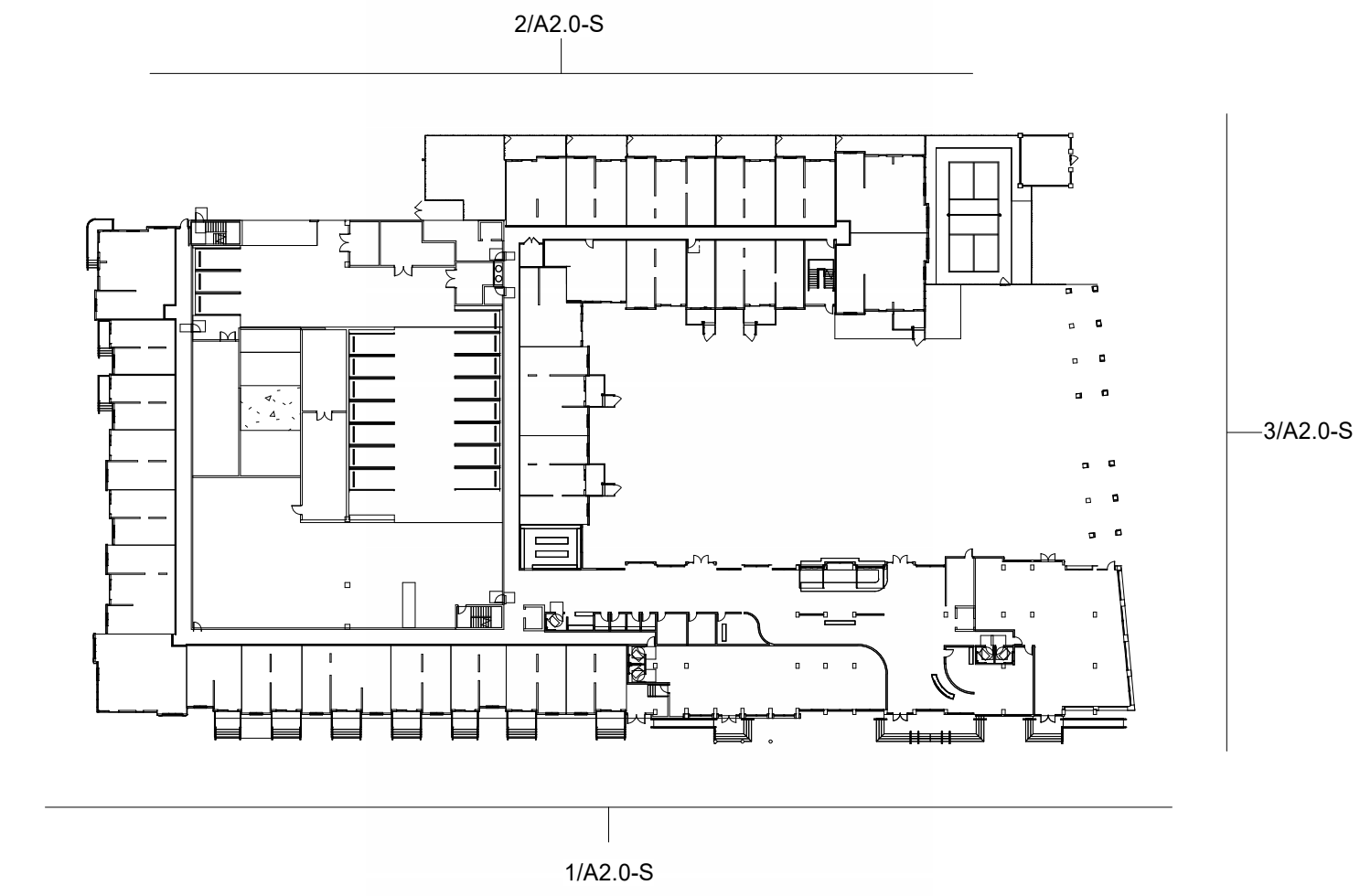
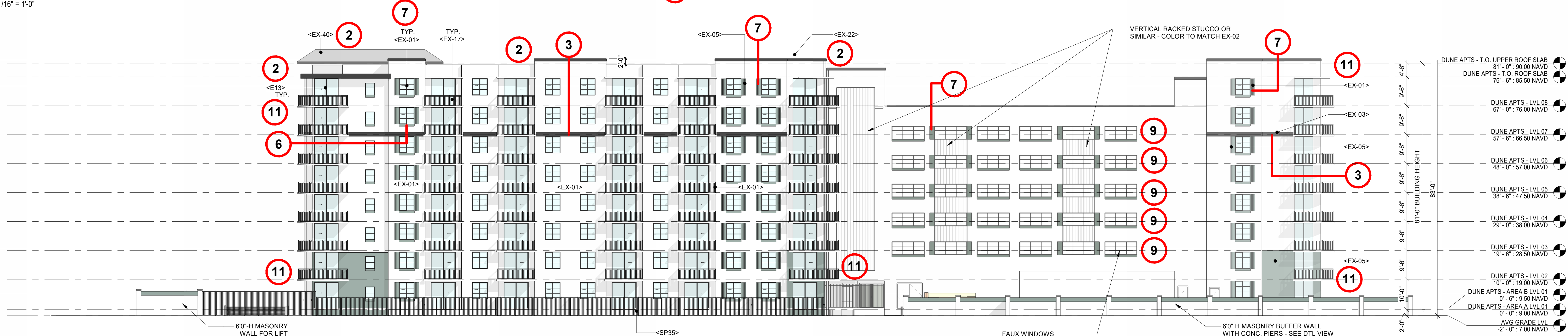
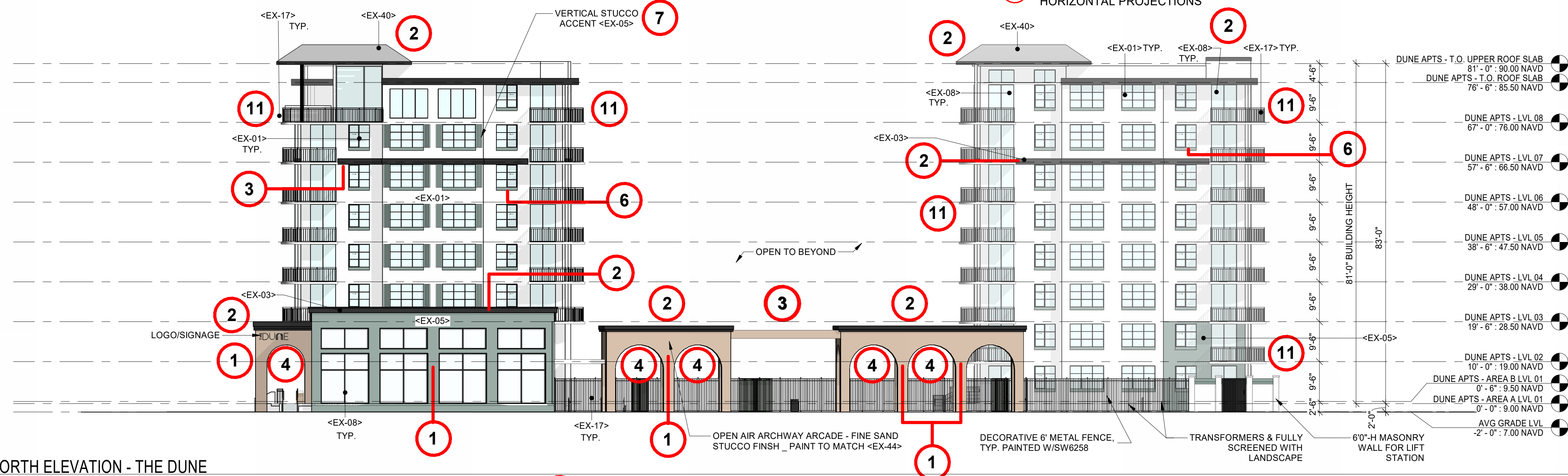
E13	ALUMINUM SLIDING TERRACE BALCONY DOOR - REFER TO DOOR SCHEDULE & SPECIFICATIONS
EX-01	IMPACT RATED ALUMINUM & GLASS WINDOW, FRAME COLOR TO MATCH SW 6258 TRICORN BLACK
EX-03	5/8" FINE SAND STUCCO FINISH - PAINT TO MATCH SW 6258 TRICORN BLACK
EX-05	5/8" FINE SAND STUCCO FINISH - PAINT TO MATCH SW 9133 JASPER STONE
EX-08	5" IMPACT RATED FRONT GLAZED ALUMINUM STOREFRONT SYSTEM, YKK, OR SIMILAR, COLOR TO MATCH SW 6258 TRICORN BLACK
EX-13	DEVELOPMENT SIGNAGE, INTERNALLY ILLUMINATED, UNDER SEPARATE PERMIT
EX-17	DECORATIVE PREFINISHED ALUMINUM VERTICAL RAILING SYSTEM, COLOR TO MATCH SW 6258 TRICORN BLACK
EX-18	IMPACT HOLLOW METAL DOOR & FRAME, PAINT TO MATCH ADJACENT WALL COLOR
EX-22	HORIZONTAL RAISED STUCCO ACCENT BAND, COLOR TO MATCH SW 6258 TRICORN BLACK
EX-30	ROOF PROJECTION SHADE CANOPY OVER BALCONIES, FINISH COLOR TO MATCH SW 6258 TRICORN BLACK
EX-40	RIBBED PANEL ROOF
SP35	DECORATIVE METAL VERTICAL PICKET APARTMENT PATIO FENCE & GATE, 48" HEIGHT - REFER TO RAILING/FENCE TYPES

EXTERIOR MATERIAL
BASIS OF DESIGN



ELEVATION LEGEND

- MAIN STUCCO - <EX-02>
SW 7006 EXTRA WHITE
- STUCCO ACCENT 1 - <EX-03>
SW 6258 TRICORN BLACK
- STUCCO ACCENT 2 - <EX-04>
SW 6236 GRAYS HARBOR
- STUCCO ACCENT 3 - <EX-05>
SW 9133 JASPER STONE
- STUCCO ACCENT 4 - <EX-44>
SW 6036 ANGORA

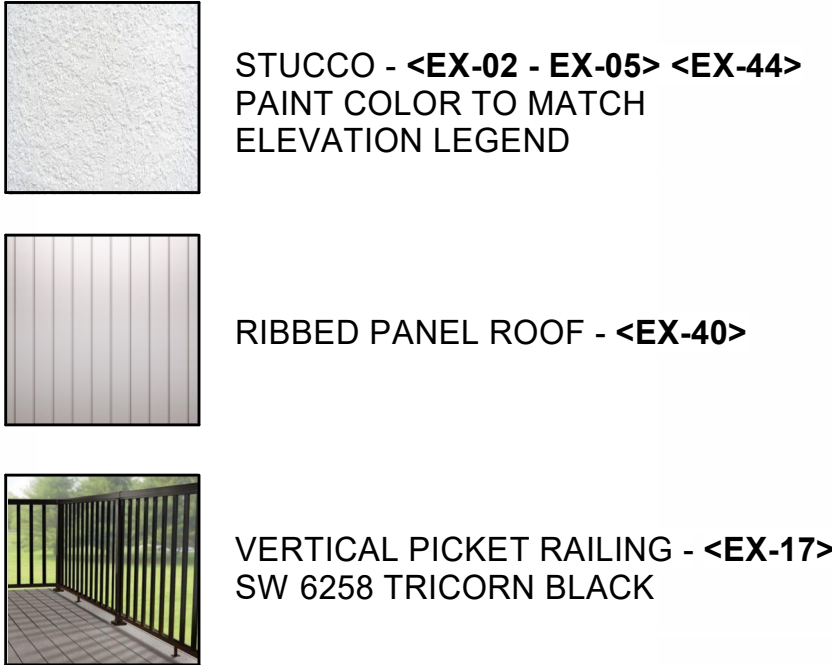




KEY NOTES

E13	ALUMINUM SLIDING TERRACE BALCONY DOOR - REFER TO DOOR SCHEDULE & SPECIFICATIONS
EX-01	IMPACT RATED ALUMINUM & GLASS WINDOW, FRAME COLOR TO MATCH SW 6258 TRICORN BLACK
EX-02	5/8" FINE SAND STUCCO FINISH - PAINT TO MATCH SW 7006 EXTRA WHITE
EX-03	5/8" FINE SAND STUCCO FINISH - PAINT TO MATCH SW 6258 TRICORN BLACK
EX-05	5/8" FINE SAND STUCCO FINISH - PAINT TO MATCH SW 9133 JASPER STONE
EX-08	5" IMPACT RATED FRONT GLAZED ALUMINUM STOREFRONT SYSTEM, YKK, OR SIMILAR, COLOR TO MATCH SW6258 TRICORN BLACK
EX-12	FULL LITE PREFINISHED ALUMINUM ENTRANCE DOOR & HARDWARE, BRIGHT ANODIZED FINISH
EX-17	DECORATIVE PREFINISHED ALUMINUM VERTICAL RAILING SYSTEM, COLOR TO MATCH SW 6258 TRICORN BLACK
EX-18	IMPACT HOLLOW METAL DOOR & FRAME, PAINT TO MATCH ADJACENT WALL COLOR
EX-22	HORIZONTAL RAISED STUCCO ACCENT BAND, COLOR TO MATCH SW 6258 TRICORN BLACK
EX-40	RIBBED PANEL ROOF
EX-41	DECORATIVE PREFINISHED CABLE RAIL SYSTEM, COLOR TO MATCH SW 6258 TRICORN BLACK

EXTERIOR MATERIAL BASIS OF DESIGN

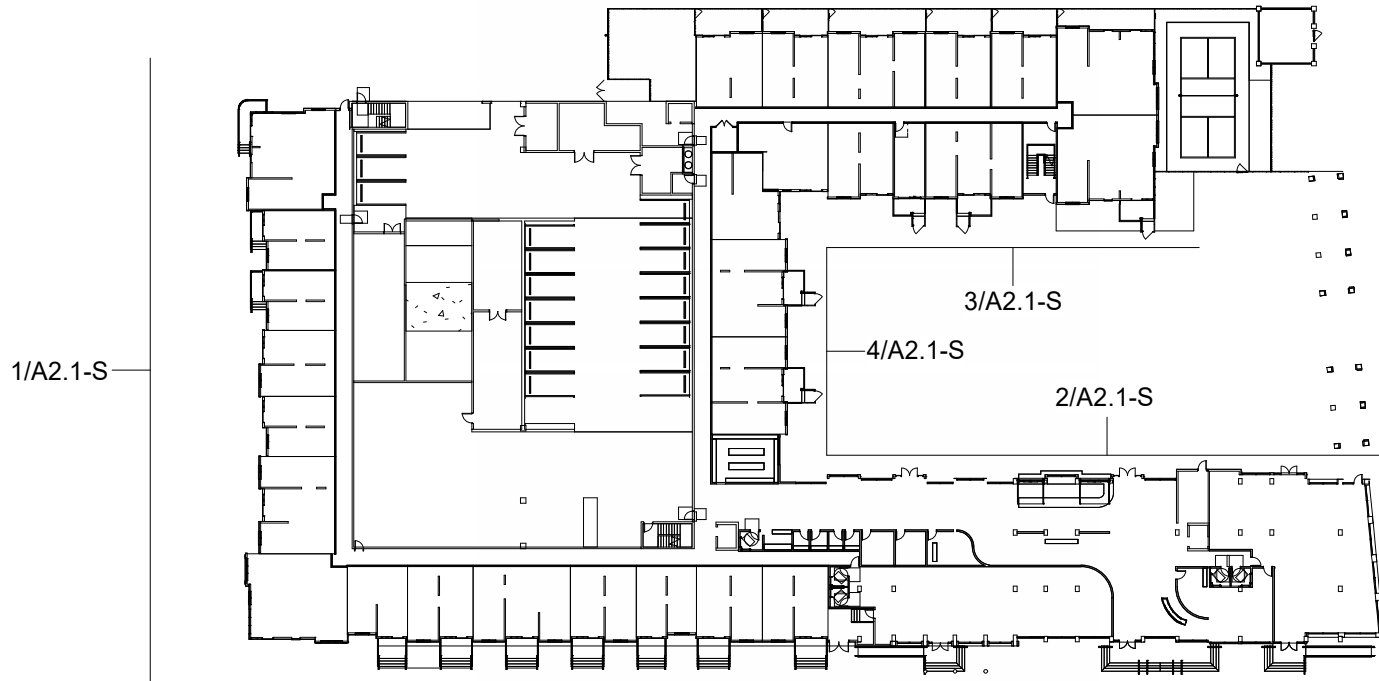


ELEVATION LEGEND

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- STUCCO ACCENT 4 - <EX-44> SW 6036 ANGORA

ARCHITECTURAL ENHANCEMENTS

- COLUMNS OR PILASTERS
- DECORATIVE CORNICES
- HORIZONTAL BANDING
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- DECORATIVE SHUTTERS
- BAY WINDOWS
- FAUX WINDOWS
- ART ELEMENTS, CANOPIES, BALCONIES, OVERHANGS, AND OTHER HORIZONTAL PROJECTIONS



KEY PLAN - LEVEL 01

N.T.S

5 DUNE PUBLIC ART EXAMPLES

1 1/2" = 1'-0"



3 WEST COURTYARD ELEVATION - THE DUNE

1/16" = 1'-0"



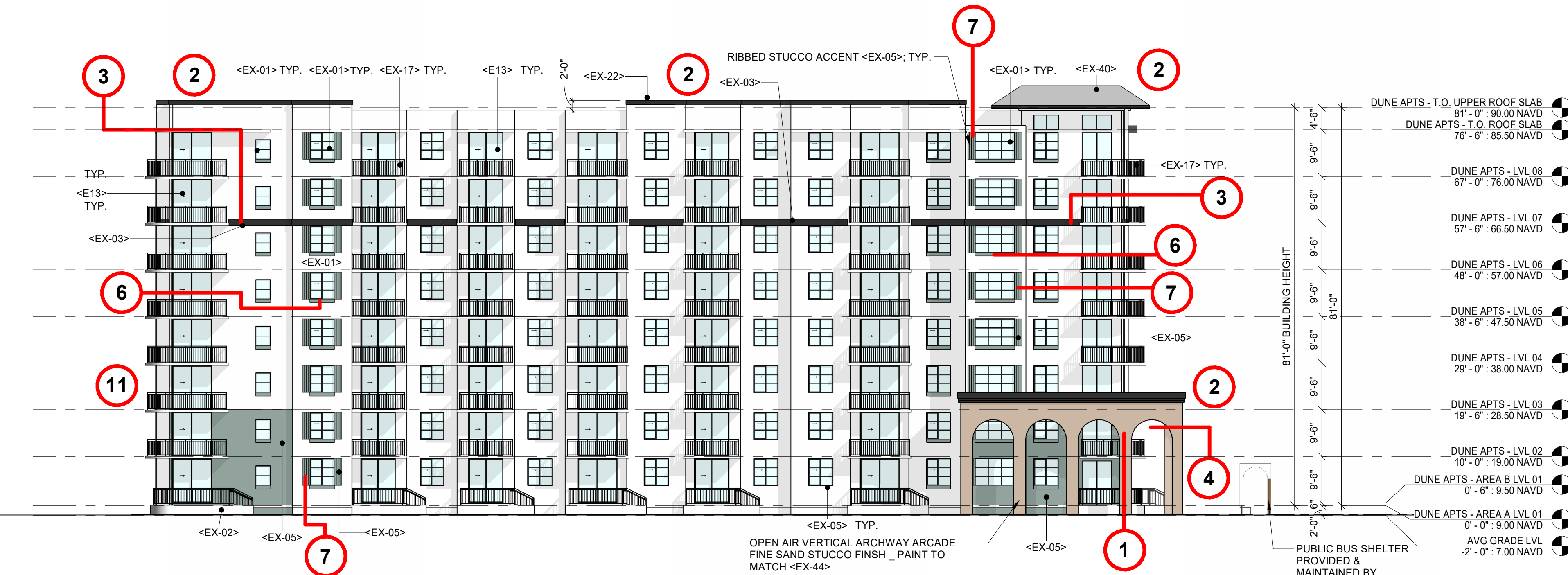
2 EAST COURTYARD ELEVATION - THE DUNE

1/16" = 1'-0"



4 SOUTH COURTYARD ELEVATION - THE DUNE

1/16" = 1'-0"



1 SOUTH ELEVATION - THE DUNE

1/16" = 1'-0"