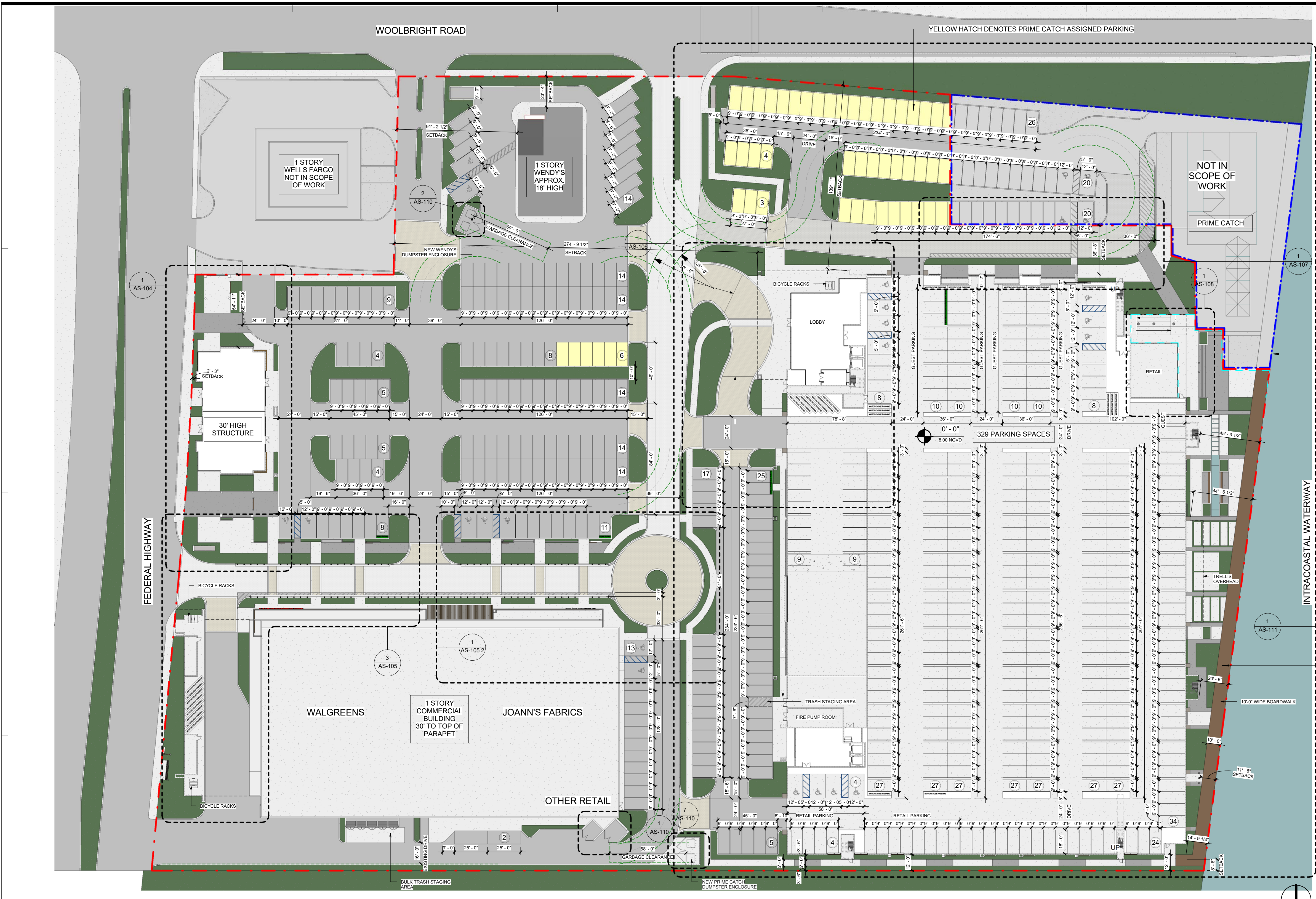


DESIGNED	DRAWN	CHECKED
NB	NB	JY

Exhibit B1: Master Plan



AREA DELINEATED BY BLUE DASHED DOT LINE IS NOT INCLUDED IN REZONING PROPERTY LINE

- GENERAL NOTES:**
- CONSTRUCTION TYPE IA FOR NEW RESIDENTIAL BUILDING
 - ALL PERIMETER DOORS WILL BE EQUIPPED WITH REINFORCED CASE HARDENED STRIKE PLATES WITH LOCKS AND ALARM SYSTEM
 - A HIGH RESOLUTION COLOR DIGITAL VIDEO SYSTEM, CONSISTING OF MINIMUM 12 LOW LUX CAMERAS, MONITORING AND PHOTO PROCESSING PICTURE OR VIDEO WITH PRINTOUT CAPABILITIES WILL BE INSTALLED FOR POTENTIAL CRIMINAL ACTIVITY DETECTION
 - ALL EXTERIOR UTILITY BOXES, METERS, TRANSFORMERS AND MECHANICAL EQUIPMENT WILL BE VISUALLY SCREENED. THE BACK FLOW PREVENTOR WILL BE PAINTED TO MATCH ADJACENT WALL SURFACES
 - PRIME CATCH PARKING SPACES ARE NOT COUNTED TOWARDS REQUIRED OR REQUIRED PARKING COUNTS

The Intracoastal Promenade has been designated as a permanent public access area along the entire water front.

CHARGING STATIONS	
	Provided
Surface Parking	4
Level 01 Garage	3
Level 02 Garage	2
Total Charging Stations Provided	9

1 MASTER PLAN
AS-101 1" = 40'-0"

2 CHARGING STATIONS
AS-101 1/4" = 1'-0"

REVISIONS

DATE: 11.06.15 COMM: 15004

RIVERWALK PLAZA

RE-ZONING LEGAL DESCRIPTION	
ALL THAT PART OF SECTION 33, TOWNSHIP 45, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, LYING WEST OF THE WEST LINE OF ROUSSEAU'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 14, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING EAST OF THE EAST RIGHT OF WAY LINE OF US HIGHWAY NO 1 AND NORTH OF THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 2 OF SAID "ROUSSEAU'S SUBDIVISION", LESS AND EXCEPTING THE NORTHERLY 50 FEET THEREOF TAKEN FOR S.E. 15TH AVENUE, AD FURTHER LESS AND EXCEPTING THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 8531, PAGE 148 OF SAID PUBLIC RECORDS.	
TOGETHER WITH ALL THAT PART OF LOTS 1 AND 2 OF "ROUSSEAU'S SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 14, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING WEST OF THE WEST RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY, LESS AND EXCEPTING THAT PART TAKEN FOR S.E. 15TH AVENUE AND FURTHER LESS AND EXCEPTING THAT CERTAIN PARCEL OF LAND DESCRIBED IN QUIT-CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 3402, PAGE 1637 OF SAID PUBLIC RECORDS.	
A. LAND USE	MIXED USE CORE (MX-C)
PROPOSED MIXED USE:	426,227.1 SQ. FT. (9.78 ACRES)
B. ZONING	
PROPOSED MU-4:	426,227.1 SQ. FT. (9.78 ACRES)

SITE PLAN DATA	
C. WASTE SERVICE PROVIDED	CITY OF BOYNTON BEACH
D. MASTER PLAN AREA	426,227.1 SQ. FT. (9.78 ACRES)
E. RESIDENTIAL BUILDING SQUARE FOOTAGE	
FIRST FLOOR	131,492 SQ. FT.
SECOND FLOOR	106,150 SQ. FT.
THIRD FLOOR	61,445 SQ. FT.
FOURTH FLOOR	61,487 SQ. FT.
FIFTH FLOOR	61,487 SQ. FT.
SIXTH FLOOR	61,487 SQ. FT.
SEVENTH FLOOR	61,487 SQ. FT.
EIGHTH FLOOR	61,487 SQ. FT.
NINTH FLOOR	61,487 SQ. FT.
TENTH FLOOR	29,338 SQ. FT.
TOTAL RESIDENTIAL BUILDING	697,347 SQ. FT.

PARKING DATA	
F. PARKING DATA	
REQUIRED	
WALGREENS	41,970 SQ FT / 250 = 168 SPACES
JOANN'S	
OTHER RETAIL	
WENDY'S	2,988 SQ FT / 250 = 12 SPACES
RETAIL ALONG FEDERAL	4,666 SQ FT / 250 = 19 SPACES
WATERFRONT RETAIL	1,512 SQ FT / 250 = 6 SPACES
BANK	7
TOTAL SPACES	212 SPACES
1 BEDROOM: 24% (79 UNITS)	79 X 1.33 = 105 SPACES
2 BEDROOM: 56% (183 UNITS)	183 X 1.66 = 304 SPACES
3 BEDROOM: 20% (64 UNITS)	64 X 1.66 = 106 SPACES
TOTAL SPACES	515 SPACES
GUEST PARKING	326 UNITS X 0.16 = 49 SPACES
TOTAL SPACES REQUIRED: 212 + 515 + 49	776 SPACES

PARKING DATA	
REQUIRED HC SPACES:	
WALGREENS	151 TO 200 SPACES REQUIRED = 6 SPACES
JOANN'S	
OTHER RETAIL	
WENDY'S	1 TO 25 SPACES REQUIRED = 1 SPACE
RETAIL ALONG FEDERAL	1 TO 25 SPACES REQUIRED = 1 SPACE
WATERFRONT RETAIL	1 TO 25 SPACES REQUIRED = 1 SPACE
BANK	N/A
TOTAL SPACES HC SPACES	9 SPACES
RESIDENTIAL PARKING PER FAIR HOUSING	12 SPACES
2% OF TOTAL REQUIRED SPACES	
TOTAL HC SPACES REQUIRED	9+12 = 21 SPACES

PROVIDED	
SURFACE PARKING PROVIDED	200 SPACES
LEVEL 01 GARAGE	329 SPACES
LEVEL 02 GARAGE	249 SPACES
TOTAL SPACES PROVIDED:	778 SPACES
SURFACE PARKING+LEVEL 01+LEVEL 02:	200 + 329 + 249
MOTORCYCLE PARKING	29 SPACES
3% OF REQUIRED 983 PARKING SPACES	
TOTAL PARKING SPACES PROVIDED:	807 SPACES

BUILDING	
H. PROPOSED BUILDING HEIGHT	105'-0"
WALGREENS, JOANN'S, OTHER RETAIL	APPROX. 30'
WENDY'S	APPROX. 18'
RETAIL ALONG FEDERAL	30'

1. FAR CALCULATIONS	
EXISTING FAR CALCULATIONS	
MU-4 ZONING AREA:	
WENDY'S	2,988 SQ. FT.
WALGREENS	41,970 SQ. FT.
JOANN'S	
OTHER RETAIL	
WINN DIXIE	72,686 SQ. FT.
TOTAL	117,644 SQ. FT. / 426,227.1 SQ. FT. = 0.276 FAR
FAR CALCULATIONS	
PROPOSED FAR CALCULATIONS	
MU-4 ZONING AREA	
WENDY'S	2,988 SQ. FT.
WALGREENS	41,970 SQ. FT.
JOANN'S	
OTHER RETAIL	
PROPOSED BUILDING	697,347 SQ. FT.
TOTAL	739,317 SQ. FT. / 426,227.1 = 1.735 FAR

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