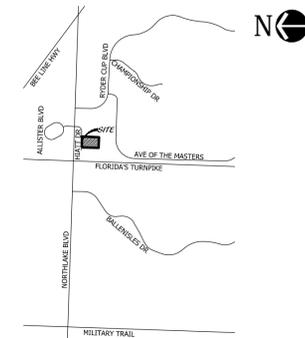
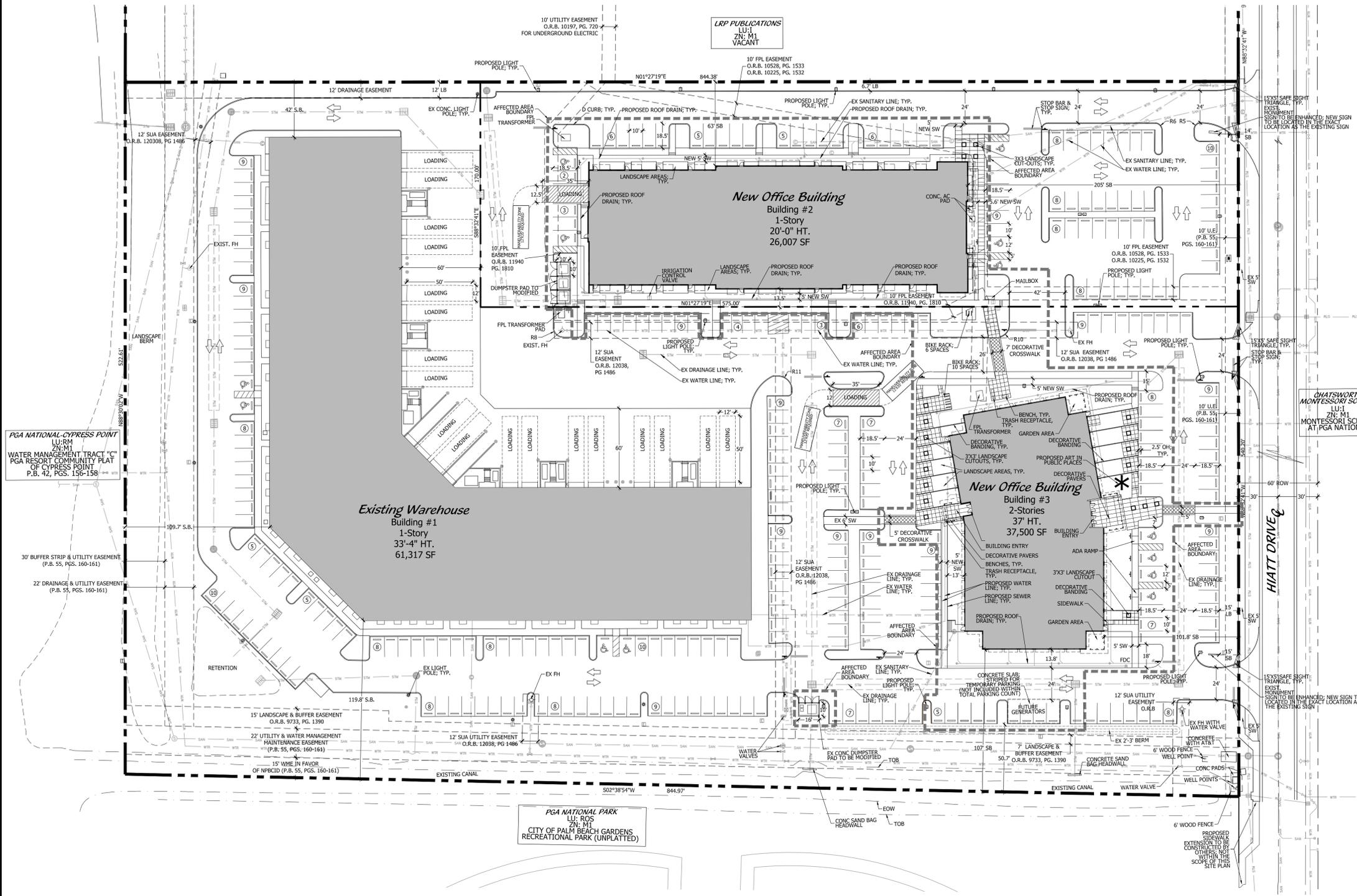


LOCATION MAP



Cotleur & Hearing
 Landscape Architects
 Land Planners
 Environmental Consultants
 1934 Commerce Lane
 Suite 1
 Jupiter, Florida 33458
 561.747.6336 • Fax 747.1377
 www.cotleurhearing.com
 Lic# LC-C000239

PGA National Commerce Park
 Lots 7/8
 Palm Beach Gardens, Florida



SITE DATA

NAME OF PROJECT	LRP PUBLICATIONS
PROPERTY CONTROL NUMBER	52-42-15-38-000-0070
SECTION, RANGE, TOWNSHIP	15, 42, 42
EXISTING USE	INDUSTRIAL
PROPOSED USE	INDUSTRIAL
EXISTING ZONING	M1
PROPOSED ZONING	M1
OVERLAYS	NONE
FLOOD ZONE	XS00

TOTAL SITE AREA	448,820 SF	10.30 AC
LAND USE ALLOCATION		
BUILDING LOT COVERAGE	109,171.59	2.51 24.3%
VEHICULAR USE AREA	193,493.30	4.44 43.1%
SIDEWALK & PLAZA	19,448.51	0.45 4.3%
GREENSPACE & BUFFERS	110,175.38	2.53 24.5%
RETENTION AREA	16,535.48	0.38 3.7%
TOTAL	448,824.26	10.30 100.0%

SURFACE COVER		
IMPERVIOUS AREA		
BUILDING LOT COVERAGE	109,171.59	2.51 24.3%
VEHICULAR USE AREA	193,493.30	4.44 43.1%
SIDEWALK & PLAZA	19,448.51	0.45 4.3%
TOTAL IMPERVIOUS	322,113.40	7.39 71.8%
PERVIOUS AREA		
LANDSCAPE BUFFERS AND GREENSPACE	110,175.38	2.53 24.55%
RETENTION AREA	16,535.48	0.38 3.68%
TOTAL PERVIOUS	126,710.86	2.91 28.23%
TOTAL	448,824.26	10.30 100.0%

*SURFACE COVER TOTAL SQUARE FOOTAGE IS 4,268.33 SF (0.0095%) OVER THE TOTAL SITE AREA OF 448,820 SF DUE TO A SMALL MARGIN OF CAD ERROR DURING DRAFTING.

BUILDING DATA	
EXISTING BUILDING #1	
WAREHOUSE/INDUSTRIAL OFFICE	45,987 SF
	15,330 SF
NEW BUILDING #2	
OFFICE	26,007 SF
NEW BUILDING #3	
OFFICE	37,500 SF
GROSS BUILDING TOTAL	124,824 SF

FAR CALCULATION		
0.28		
NUMBER OF STORIES		
1-2 STORIES		
MAXIMUM BUILDING HEIGHT		
37'		
PARKING DATA		
OFFICE @ 1000 SF	REQ 263	PROV 272
WAREHOUSE/INDUSTRIAL 1/2, 1/1, 2/0 SF	46	46
HANDICAP (INCLUDED IN TOTAL)	9	13
TOTAL	309	318

LOADING SPACES FOR WAREHOUSE/INDUSTRIAL	3	18
LOADING SPACES FOR OFFICE	2	2
BENCH	1	6
TRASH RECEPTACLE	1	2
BICYCLE SPACES (9% OF REQ. PARKING SPACES)	15	16
LANDSCAPE POINTS		
OPEN SPACE FOR LANDSCAPE POINTS	126,710.86 SF	
OPEN SPACE FOR LANDSCAPE POINTS (AFFECTED AREAS ONLY)	62,762.61 SF	
REQUIRED LANDSCAPE POINTS (AFFECTED AREAS ONLY)		8,159 POINTS

GENERAL NOTES

REFUSE SERVICE SHALL BE ACCOMPLISHED BY WAY OF INDIVIDUAL DUMPSTER AND RECYCLING AS SHOWN ON THE SITE PLAN.
 RAMPES SHALL BE PROVIDED AT ALL INTERSECTIONS WITH HANDICAP PARKING AND DRIVE ISLES IN ACCORDANCE WITH ADA AND THE FLORIDA HANDICAP ACCESSIBILITY CODE.
 ALL SIGNAGE SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PALM BEACH GARDENS LDR'S OR WAIVERS SHALL BE SOUGHT FROM CITY COUNCIL.
 TYPE D OR F RAISED CONCRETE CURBING SHALL BE USED WITHIN PLANTING AREAS AND WITHIN VEHICULAR USE AREAS.
 ALL SIDEWALKS SHALL BE A MINIMUM OF 5 FEET IN WIDTH PER THE LDR'S
 ALL BUILDING LIGHTING AT ENTRY AND DOORS SHALL BE ON PHOTOCELL.
 THE BUILDING, LANDSCAPE AND LIGHTING DESIGN SHALL MAXIMIZE THE USE OF CPED DESIGN PRINCIPLES.
 5' X 15' SAFE SIGHT TRIANGLE SHALL BE PROVIDED AT THE PROJECT ENTRY DRIVE.
 ALL PARKING LOT STRIPING, EXCEPT FOR PARKING SPACES, SHALL BE CONSTRUCTED USING THERMOPLASTIC MATERIAL IN ACCORDANCE WITH LDR SECTION 78-344.
 ALL HANDICAP ACCESSIBLE RAMPES SHALL MEET ALL APPLICABLE, REGIONAL AND STATE ACCESSIBILITY GUIDELINES AND REGULATIONS. ANY MODIFICATIONS SHALL BE APPROVED BY THE ENGINEER-OF-RECORD.
 THE SITE SHALL COMPLY WITH LDR 78-376. THERE SHALL BE NO OUTDOOR STORAGE AREAS PERMITTED ON SITE.
 ALL HANDICAP ACCESSIBLE RAMPES SHALL MEET ALL APPLICABLE LOCAL, REGIONAL AND STATE ACCESSIBILITY GUIDELINES AND REGULATIONS. ANY MODIFICATIONS SHALL BE APPROVED BY ENGINEER-OF-RECORD.
 ALL PAVEMENT MARKING AND STRIPING, EXCLUDING PARKING STALLS, SHALL BE INSTALLED WITH THERMOPLASTIC MATERIALS. ALSO, PAVEMENT BRICKS OF APPROPRIATE COLOR SHALL BE USED ON PAVEMENT BRICK AREAS, IN LIEU OF PAINT OR THERMOPLASTIC MATERIALS. ALSO, PAVEMENT BRICKS OF APPROPRIATE COLOR SHALL BE USED ON PAVEMENT BRICK AREAS, IN LIEU OF PAINT OR THERMOPLASTIC MATERIAL FOR CONFORMANCE WITH SECTION 78-344 OF THE CITY'S LDR.

LEGEND

CONC.	CONCRETE	HC SIGN
HC	HANDICAP	STOP SIGN
EX	EXISTING	
LB	LANDSCAPE BUFFER	
R	RADIUS	
S.B.	SETBACK	
SW	SIDEWALK	
TP	TYPICAL	

LEGAL DESCRIPTION

LOTS 7 AND 8, PLAT OF P.G.A. NATIONAL COMMERCE PARK PLAT NO. 2 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 78, PAGES 135, AND 136, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PROJECT TEAM

OWNER/CLIENT:
 LRP PROPERTIES II, LLC
 360 HIATT DR.
 PALM BEACH GARDENS, FL 33418
 561.622.6520 X8374
 CONTACT: KEN KAHN

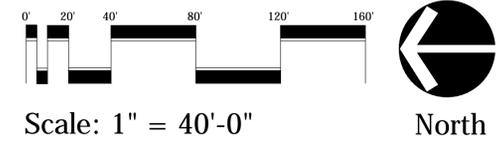
ENGINEER:
 SIMMONS & WHITE
 2581 METROCENTRE BLVD., SUITE 3
 WEST PALM BEACH, FL 33407
 561.478.7848
 CONTACT: GREG BOLEN

LANDSCAPE ARCHITECT/PLANNER:
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 CONTACT: DONALDSON HEARING

ARCHITECT:
 BIRSE THOMAS ARCHITECTS
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SURVEYOR:
 LIDBERG LAND SURVEYING, INC.
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 561.746.8454
 CONTACT: DAVID LIDBERG

Site Plan



Scale: 1" = 40'-0"

DESIGNED	NP
DRAWN	NP/RW
APPROVED	DEH
JOB NUMBER	13-1023
DATE	04-27-15
REVISIONS	07-10-15
	10-02-15
	10-23-15
	12-21-15

December 21, 2015 2:52:57 p.m.
 Drawing: 13-1023 SP.DWG

SHEET 1 OF 2
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