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# Gardens Corporate Center Palm Beach Gardens, Florida

Designed:            MTH  
Drawn:            MTH  
Approved:            GGG MTH EMO  
Date:            7/2/15  
Job no.            15-0402  
Revisions:            09/02/15  
           10/06/17  
           10/21/15  
           01/15/16  
           02/04/16  
           02/24/16 R  
           12/15/16  
Cad no.            CAD0

Seal

LC C000177

Sheet Title:  
**Master  
Development  
Plan**

Scale: 1" = 60'

Sheet No.

## MP-1

### SITE DATA: (PHASE 1 & 2)

TOTAL SITE GROSS AC. (PCD):            15.64 Ac.

LOT COVERAGE:	REQUIRED	PROVIDED
MIN. OPEN SPACE:	10%	
PHASE 1 OPEN SPACE:	10%	116,599.88 s.f. (2.68 Ac.), 49.7%
(Gardens Court & 3801 Bldg.)		
PHASE 2 OPEN SPACE:	10%	189,385 s.f. (4.35 Ac.), 44.5%
GRAND TOTAL OPEN SPACE PHASE 1 & 2:		305,984.88 s.f. (7.02 Ac.), 44.9%

#### BUILDING DATA:

TOTAL APPROVED BUILDING S.F.:	478,000 S.F.
EXISTING BUILDING S.F. (PHASE 1):	254,057 S.F.
PROPOSED BUILDING S.F. (PHASE 2):	223,943 S.F.

#### PARKING DATA:

	PROVIDED
PHASE 1 PARKING TOTAL:	793 SPACES
PHASE 2 PARKING TOTAL:	890 SPACES
<b>GRAND TOTAL PARKING</b>	<b>1,683 SPACES</b>

### SITE DATA: (PHASE 2)

PETITION NO.:	PUDA-15-11-000061
PROJECT NAME:	GARDENS CORPORATE CENTER
EXISTING FUTURE LAND USE:	PCD/PO - PROFESSIONAL OFFICE
ZONING:	PUD; Planned Use Development
SECTION - TOWNSHIP - RANGE:	6-42-43
PCN #:	52-43-42-06-00-000-3080 52-43-42-06-00-000-3120 52-43-42-06-03-002-0000
SITE AREA AC.:	9.76 AC. (425,335 s.f.)
EXISTING/ PROPOSED USE:	MEDICAL / PROFESSIONAL OFFICE

#### BUILDING DATA:

TOTAL APPROVED BUILDING S.F.:	478,000 S.F.
EXISTING BUILDING S.F. (PHASE 1):	254,057 S.F.
PROPOSED BUILDING S.F. (PHASE 2):	223,943 S.F.
NORTH TOWER:	111,971.5 S.F.
SOUTH TOWER:	111,971.5 S.F.
GARAGE FOOTPRINT:	63,443 S.F. (NOT INCLUDED IN TOTAL APPROVED BUILDING S.F.)

#### BUILDING SETBACKS:

FRONT SETBACK (KYOTO GARDENS DR.):	REQUIRED	PROVIDED
FRONT SETBACK (KYOTO GARDENS DR.):	25'	97.4'
SIDE STREET SETBACK (PGA BLVD.): (FROM PARCEL PROPERTY LINE)		
TO PAVEMENT:	55'	113.13'
TO BUILDING:	55'	185.38'
SIDE STREET SETBACK (ALT. ATA): (FROM PARCEL PROPERTY LINE)		
TO PAVEMENT:	55'	55' (INCLUDING GRASS BLOCK PAVERS)
TO TOWER:	55'	147.2'
TO GARAGE:	55'	62.4'
SIDE SETBACK (EAST):	27'	162.6'
(Established in Phase 1 by the John Hancock Bldg.)		
BUILDING HEIGHT LIMIT:	36' MAX	139.4'

#### LOT COVERAGE:

MIN. OPEN SPACE:	10%	189,385 s.f. (4.35 Ac.), 44.5%
MAX BUILDING LOT COVERAGE:	35%	80,676.94 s.f., 18.96%

#### PARKING DATA:

TOTAL PARKING:	REQUIRED	PROVIDED
TOTAL PARKING:	747 SPACES (1/ 300 s.f.)	890 SPACES
NORTH TOWER SURFACE PARKING:		68 SPACES
SOUTH TOWER SURFACE PARKING:		109 SPACES
GARAGE PARKING:		712 SPACES

HANDICAP PARKING:	15 SPACES (2% of total)	23 SPACES (14 Spaces Garage)
LOADING SPACES:	3 SPACES	4 SPACES
BIKE PARKING:	38 SPACES	40 SPACES

#### WAIVERS:

ITEM	SECTION	CODE	PROPOSED	REQUESTED WAIVER
1. Max. Building Height - Phase 2	Sec. 78-153	(36 feet)	139'-4"	Yes

#### GENERAL NOTES:

- ALL HANDICAP ACCESSIBLE RAMPS SHALL MEET ALL APPLICABLE LOCAL, REGIONAL, STATE, AND FEDERAL ACCESSIBILITY GUIDELINES AND REGULATIONS. ANY MODIFICATIONS SHALL BE PROVIDED BY THE ENGINEER OF RECORD.
- ALL LIGHT POLES SHALL BE FIELD LOCATED SO AS TO AVOID CONFLICT WITH ANY EXISTING UTILITIES AND PROPOSED FOR EXISTING VEGETATION.
- ALL ENTRIES AND SIDEWALKS SHALL BE LIGHTED BY A TIMER CLOCK OR PHOTOCELL SENSOR ENGAGED LIGHTING.
- ALL STRIPING SHALL BE THERMOPLASTIC MATERIAL AS APPROVED BY THE CITY OF P.B.G. ALL PAVEMENT AREAS REQUIRING STRIPING SHALL USE WHITE PAVER BRICK.
- SIDEWALKS TO HAVE A FIBROUS EXPANSION JOINT @ 20' O.C.; ALL SIDEWALKS SHALL BE A MINIMUM OF 5' WIDTH.
- ALL CURBS TO BE "D" CURB UNLESS OTHERWISE NOTED.
- CURB RAMPS SHALL CONFORM TO F.D.O.T. INDEX 304 AND A.D.A. REQUIREMENTS FOR TRUNCATED DOME SURFACE.
- HANDICAP PARKING SIGNS SHALL BE PLACED BEHIND THE SIDEWALK IN AREAS WHERE SIDEWALK ABUTS THE STALL AND OUTSIDE THE TWO AND A HALF (2-1/2) FOOT OVERHANG AREA WHERE WHEEL STOPS ARE NOT PROVIDED.
- REGULATORY SIGNS, DIRECTIONAL SIGNS, PAVEMENT MARKINGS AND PEDESTRIAN CROSSWALKS ARE CONCEPTUAL ONLY AND WILL BE FINALIZED WITH CONSTRUCTION PLANS.
- THE PROPOSED SITE SPECIFIC STORM WATER DRAINAGE SYSTEM IS CONCEPTUAL ONLY AND DETAILED PLANS & CALC. SHALL BE SUBMITTED BY THE APPLICANT FOR REVIEW AND BE APPROVED BY THE CITY OF P.B.G. DURING THE CONSTRUCTION REVIEW PROCESS.
- REFER TO ARCHITECTURAL DRAWINGS FOR ALL BUILDING, DETAILS FOR COLORS, TYPE AND MATERIALS.
- ALL NINE FOOT SPACES SHALL BE DOUBLE STRIPED.
- GRASS BLOCK PAVEMENT AREA TO INCLUDE AN NON RAISED CONCRETE BAND. REFER TO CIVIL ENGINEERING PLANS FOR CONSTRUCTION DETAILS.

#### LOCATION MAP:

