

GENERAL NOTES

REFUSE SERVICE SHALL BE ACCOMPLISHED BY WAY OF INDIVIDUAL SEALED COMPACTOR AND RECYCLING AS SHOWN ON THE SITE PLAN.

RAMPS SHALL BE PROVIDED AT ALL INTERSECTIONS WITH HANDICAP PARKING AND DRIVE AISLES 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 ISLANDS 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 OR LED.

THE BUILDING, LANDSCAPE AND LIGHTING DESIGN SHALL MAXIMIZE THE USE OF OPTED DESIGN PRINCIPLES.

5' X 15' SAFE SIGHT TRIANGLE SHALL BE PROVIDED AT THE PROJECT ENTRY DRIVE.

THE PHOTOMETRIC PLAN WILL REFLECT LIGHTING VALUES IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF PALM BEACH GARDENS LDR'S.

PROJECT ID SIGNS SHALL BE ILLUMINATED WITH GROUND MOUNTED FIXTURES ON PHOTOCELLS.

ALL HANDICAP ACCESSIBLE RAMPS SHALL MEET ALL APPROPRIATE REGIONAL AND STATE ACCESSIBILITY GUIDELINES AND REGULATIONS. ANY MODIFICATIONS SHALL BE APPROVED BY THE ENGINEER-OF-RECORD.

ALL PAVEMENT MARKING AND STRIPING, EXCLUDING PARKING STALLS, SHALL BE INSTALLED WITH THERMOPLASTIC MATERIALS. ALSO, PAVED BRICKS OF APPROPRIATE COLOR SHALL BE USED ON PAVED BRICK AREAS, IN LIEU OF PAINT OR THERMOPLASTIC MATERIALS.

ALL 9' PARKING STALLS SHALL BE DOUBLE STRIPED.

ALL UNMANNED/VIRTUAL SECURITY ACCESS CONTROLS WILL UTILIZE CLICKCENTER® AND KNOX® SWITCH DEVICES PER PALM BEACH GARDENS FIRE DEPARTMENT REQUIREMENTS

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTIONS 26, TOWNSHIP 41 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, SAID LAND BEING A PORTION OF TRACTS "B" AND "C" OF ALTON PCD, AS RECORDED IN PLAT BOOK 118, PAGES 197 THROUGH 206, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT "B", SAID POINT BEING THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF DONALD ROSS ROAD AND THE WEST RIGHT-OF-WAY LINE OF PASTEUR BOULEVARD (TRACT "S-3") AS SHOWN ON SAID PLAT OF ALTON PCD; THENCE SOUTH 45°04'14" EAST, A DISTANCE OF 39.81 FEET; THENCE SOUTH 09°04'14" EAST, A DISTANCE OF 15.91 FEET; THENCE SOUTH 01°19'52" EAST, A DISTANCE OF 152.11 FEET; THENCE SOUTH 00°04'14" EAST, A DISTANCE OF 207.82 FEET; THENCE SOUTH 00°46'47" EAST, A DISTANCE OF 472.39 FEET; THENCE SOUTH 00°04'14" EAST, A DISTANCE OF 292.77 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 2456.96 FEET, A CENTRAL ANGLE OF 04°10'21" AND A DISTANCE OF 178.92 FEET TO A POINT OF NON-TANGENCY (THE PRECEDING SEVEN COURSES BEING COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE OF PASTEUR BOULEVARD (TRACT "S-3") AND THE EAST LINE OF SAID TRACT "B"); THENCE SOUTH 89°55'45" WEST, A DISTANCE OF 765.92 FEET TO A POINT ON THE WEST LINE OF SAID TRACT "B-10", BEING THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95 (I-95), ALSO BEING THE NORTHEAST LINE OF A PARCEL OF LAND DESCRIBED AS PARCEL 280 A(1) IN THE ORDER OF TAKING RECORDED IN OFFICIAL RECORD BOOK 4296, PAGE 1151, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 5635.38 FEET (A RADIAL LINE THROUGH SAID POINT BEARS NORTH 61°27'55" EAST); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°09'49", A DISTANCE OF 409.54 FEET TO A POINT OF TANGENCY; THENCE NORTH 18°28'15" WEST, A DISTANCE OF 543.08 FEET; THENCE NORTH 14°39'25" WEST, A DISTANCE OF 1727.27 FEET; THENCE NORTH 11°52'21" EAST, A DISTANCE OF 190.36 FEET; THENCE NORTH 63°46'51" EAST, A DISTANCE OF 190.36 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF DONALD ROSS ROAD, BEING THE NORTH LINE OF SAID TRACT "B" (THE PRECEDING FIVE COURSES BEING COINCIDENT WITH SAID WEST LINE OF TRACT "B-10", AND SAID EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95); THENCE NORTH 89°55'36" EAST, A DISTANCE OF 301.88 FEET; THENCE NORTH 87°27'27" EAST, A DISTANCE OF 256.25 FEET; THENCE NORTH 89°55'45" EAST, A DISTANCE OF 271.74 FEET (THE PRECEDING THREE COURSES BEING COINCIDENT WITH SAID NORTH LINE OF TRACT "B", AND SAID SOUTH RIGHT-OF-WAY LINE OF DONALD ROSS ROAD) TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCELS OF LAND CONTAINS 30.00 ACRES OR 1,306,801 SQUARE FEET, MORE OR LESS.

LEGEND

- HC HANDICAP
- LB LANDSCAPE BUFFER
- R RADIUS
- SB SETBACK
- SW SIDEWALK
- TYP TYPICAL
- UE UTILITY EASEMENT
- SUAE SEACOAST UTILITY AUTHORITY EASE
- DE DRAINAGE EASEMENT
- RBE RURAL BUFFER EASEMENT
- ROW RIGHT OF WAY
- LMT LAKE MAINTENANCE TRACT
- STOP/HC SIGN
- PARKING LIGHT
- DECORATIVE LUMINAIRE LIGHT
- PEDESTRIAN BOLLARD LIGHT
- FIRE HYDRANT

PROJECT TEAM

- Owner**
 Pasteur Commercial Investments, LLC
 701 South Olive, suite 104
 West Palm Beach, Florida 33401
 561-682-9500
- Surveyor**
 MBS & Associates (Michael B. Schorrah)
 1850 Forest Hill Boulevard, Suite 206
 West Palm Beach, Florida 33406
 561-968-0080
- Program Manager**
 Jones Lang LaSalle
 250 South Orange Avenue, Suite 700P
 Orlando, Florida 32801
- Civil Engineer**
 Jones Edmunds & Associates
 3910 S Washington Avenue, Suite 210
 Titusville, Florida 32780
- Mechanical/Lighting Engineers**
 EXP
 2601 Westhall Lane
 Maitland, Florida 32751
 407-660-0080
- Applicant**
 Carrier Corporation/United Technologies BIS
 P.O. BOX 109615 M/S 715-01
 PALM BEACH GARDENS, FL 33410
 317-240-5270
- Architect**
 Hunton Brady
 800 N Magnolia Avenue, Suite 600
 Orlando, Florida 32803
 407-839-0886
- Construction Manager**
 Whiting Turner Construction
 990 Hammond Drive, Suite 1100
 Atlanta, Georgia 30328
 770-350-5100
- Master Developer**
 KH Alton LLC aka Kolter
 701 S Olive Avenue, Suite 104
 West Palm Beach, Florida 33401
 561-682-9500
- Traffic Consultant**
 Susan O'Rourke Traffic Engineering & Transportation
 969 SE Federal Highway, Suite 402
 Stuart, Florida 34994
 772-781-7918
- Planner and Landscape Architect**
 Cotleur & Hearing
 1934 Commerce Lane, Suite 1
 Jupiter, Florida 33458
 561-747-6336
- Environmental Consultant**
 EW Consultants
 601 Heritage Drive, Suite 108
 Jupiter, Florida 33458
 561-623-5475

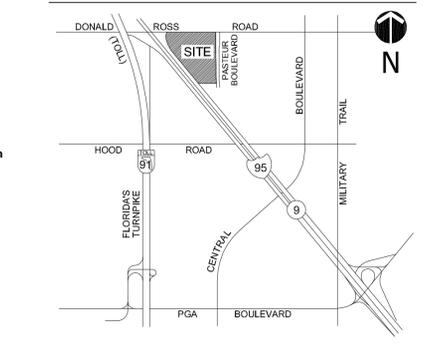
SITE DATA

NAME OF PROJECT	CENTER FOR INTELLIGENT BUILDINGS	
PROPERTY CONTROL NUMBER	52-42-41-26-01-002-0010	
FEMA FLOOD ZONE	ZONE B	
TRAFFIC ANALYSIS ZONE	MxD / BRPO	
FUTURE LAND USE DESIGNATION	PCD / MxD	
ZONING DISTRICT	150' SUBJECT TO SETBACK	
MAXIMUM BUILDING HEIGHT	79'6"	
PROPOSED BUILDING HEIGHT	2	
NUMBER OF BUILDINGS	5	
MAX NUMBER OF STORIES		
TOTAL SITE AREA	SF 1,302,456	AC 29.90
BUILDING DATA		
HIGH TECH / R&D	224,066 SF	
FUTURE DEVELOPMENT AREA	475,934 SF	
TOTAL AT BUILDOUT	700,000 SF	
FLOOR AREA RATIO	0.17	
LAND USE		
BUILDING LOT COVERAGE	114,945	2.64 8.83%
VEHICULAR USE AREA	121,222	2.78 9.31%
OPEN SPACE (INCL. FUTURE DEVELOPMENT)	1,066,151	24.48 81.86%
TOTAL	1,302,319*	29.90 100.0%
11' RIGHT OF WAY DEDICATION	4,373	
SURVEY TOTAL	1,306,692*	
LOT COVERAGE		
IMPERVIOUS AREA		
BUILDING LOT COVERAGE	114,945	2.64 8.83%
VEHICULAR USE AREA	121,222	2.78 9.31%
PLAZA & SIDEWALKS	43,606	1.00 3.35%
TOTAL IMPERVIOUS AREA	279,774	6.42 21.48%
PERVIOUS AREA		
GREEN SPACE	908,174	20.85 69.73%
LAKE	114,371	2.63 8.78%
TOTAL PERVIOUS AREA	1,022,545	23.47 78.51%
TOTAL SITE AREA	1,302,456*	29.90 100.0%
*TOTAL SITE AREA DIFFERS FROM SURVEY DUE TO 11' ROW DEDICATION, SURVEY BOUNDARY AND SQUARE FOOTAGE TO MATCH SITE PLAN.		
ADDITIONAL OPEN SPACE		
COMPACT SPACES 16' x 9' (64)	41	41 SF/SPACE
	3,936	SF ADDITIONAL OPEN SPACE
GARAGE SPACES 18.5' x 9' (538)		
	18.5	SF/SPACE
	14,929.50	SF ADDITIONAL OPEN SPACE
TOTAL ADDITIONAL OPEN SPACE	18,865.50	SF
PARKING DATA		
HIGH TECH / R&D OFFICE*	747	PROV
EMPLOYEE PARKING		500
GUEST PARKING		97
TOTAL	747	597
GRADE		
PARKING STRUCTURE	15	582
TOTAL		597
BUS PARKING	0	5
HANDICAP SPACES (INCLUDED IN TOTAL)	12	12
COMPACT SPACES (INCLUDED IN TOTAL)	0	62
LOADING ZONE	3	3
*PARKING WAIVER APPROVED TO ALLOW REDUCTION IN PARKING		
PEDESTRIAN AMENITIES		
BENCH (1 / 12,500 SF GFA)	9	6
TRASH (1 / 25,000 SF GFA)	5	5
BIKE SPACES (5%)	30	32
(2 GUEST SPACES & 30 EMPLOYEE SPACES)		

WAIVER CHART

Design Guideline / Code Section	Requirement	Proposed	Deviation
78-285, Table 24, Permitted Signs for Principal Tenant	90 SF Copy Area	220 SF Copy Area	130 SF Copy Area
78-285, Table 24, Permitted Signs for Principal Tenant	2 Principal Tenant Signs	3 Principal Tenant Signs	1 Principal Tenant Sign
78-315(a), Landscaping for Parking Areas	Planters on top level of garage	No planters on top level of garage	No planters on top level of garage
78-344, Table 32, Min. Parking Bay Dimensions	18' 6" Stall Depth	16' Stall Depth for 62 garage spaces	2' 6" Stall Depth for 62 garage spaces
78-345, Table 33, Required Parking Spaces	747 spaces	597 spaces	150 spaces
78-287(c), Triggs	Max. height 25 feet	30 feet	25 feet
78-378(b)(2), Dumpsters	Screened per Figure 17	Alternate screening	Alternate screening

LOCATION MAP



NOT FOR CONSTRUCTION

CENTER FOR INTELLIGENT BUILDINGS



DATE	SUBMISSION	NO.
07-20-15	SITE DEVELOPMENT SUBMITTAL	
08-06-15	SITE DEV. RESUBMITTAL 1	
09-03-15	SITE DEV. RESUBMITTAL 2	
10-20-15	DESIGN DEVELOPMENT	
11-18-15	SITE DEV. RESUBMITTAL 3	
01-19-16	DESIGN DEVELOPMENT	
02-12-16	SITE DEV. RESUBMITTAL 4	

MASTER SITE PLAN

1" = 80'

PROJ. NO. 15-0505 SHEET
 DRAWN RW

SP1



EXTERIOR VIEW - EAST ENTRY



EXTERIOR VIEW - SOUTH/EAST CORNER



EXTERIOR VIEW - SOUTH/WEST FROM I-95



EXTERIOR VIEW - NORTH/WEST FROM I-95