

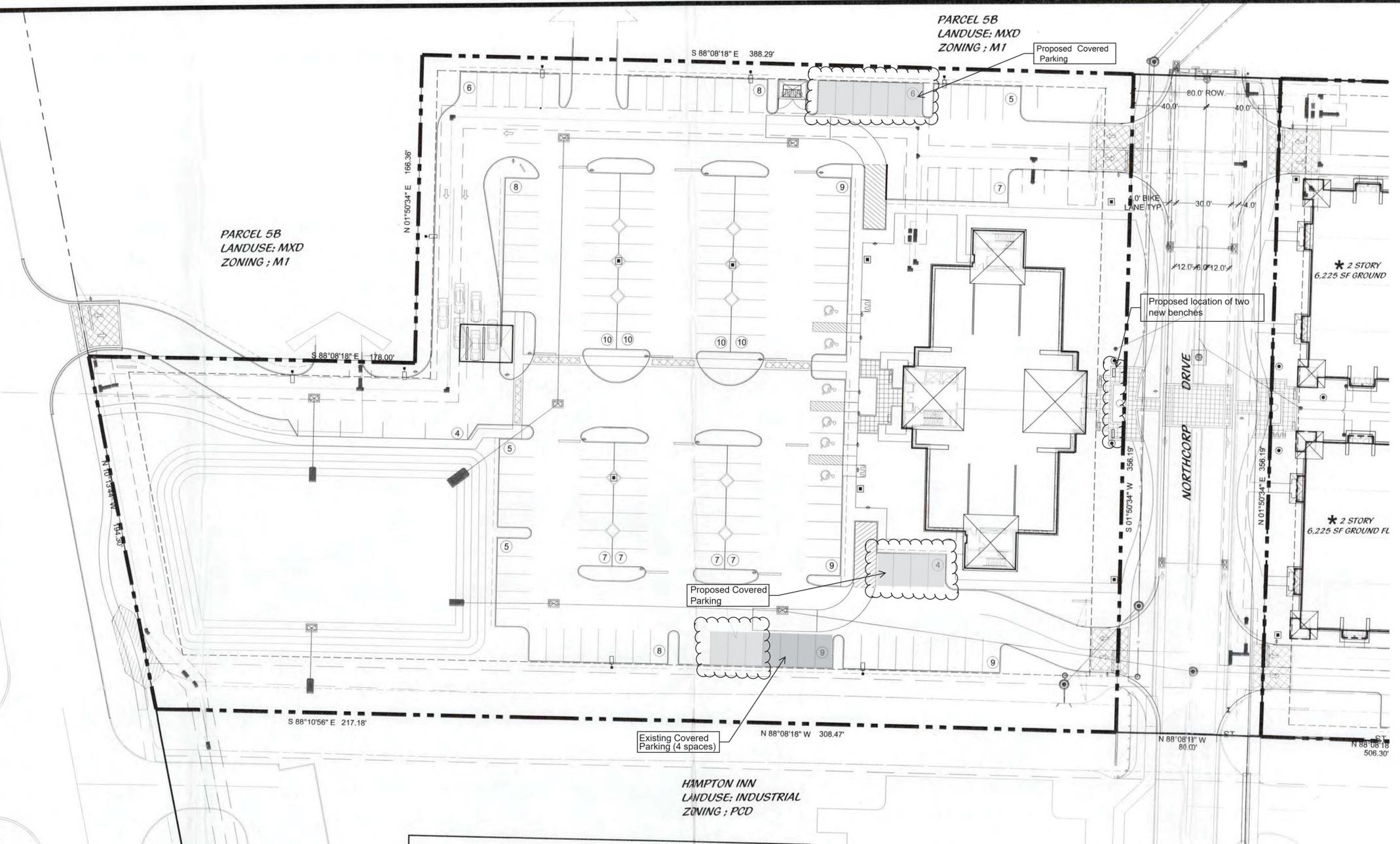


Cotleur Hearing

Landscape Architecture
Planning
Environmental Consulting
Graphic Design

1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561-747-6336 Fax-747-1377

Gardens Station JC Bills Properties Palm Beach Gardens, Florida



Site Data

TOWNSHIP 42, RANGE 43E, SECTION 6 AND 1 PLAT
LAND USE DESIGNATION: MXD
EXISTING ZONING DESIGNATION: M1
CITY OF P&G PETITION NO.: TBD
FEMA FLOOD ZONE PANEL NO.: B
TOTAL SITE AREA: 3.86 ACRES

PROPOSED USES
NON RESIDENCE MXD ALLOCATION
FINANCIAL INSTITUTION: 2,500.00 S.F.
PROFESSIONAL OFFICE: 45,500.00 S.F.

TOTAL BUILDING: 48,000.00
BUILDING LOT COVERAGE: 0.27 ACRES

MAXIMUM BUILDING HEIGHT: 68 FEET
BUILDING STORIES: 4 STORIES
PHASING: 1 PHASE
NUMBER OF BUILDINGS: 1 BUILDING

TYPE OF OWNERSHIP: PRIVATE

LAND USE ALLOCATION
BUILDING LOT COVERAGE: 0.27
VEHICULAR USE AREAS: 1.85
WALKS AND ENTRY PLAZAS: 0.14
OPENSOURCE AND BUFFERS: 0.73
DETENTION AND DRAINAGE DITCH: 0.86
TOTAL SITE AREA: 3.86

OPENSOURCE & BUFFERS
PERVIOUS: 1.50
OPENSOURCE & BUFFERS: 1.59
SUBTOTAL: 41.23%
IMPERVIOUS: 0.27
BUILDING LOT COVERAGE: 1.85
VEHICULAR USE AREAS: 0.14
WALKS AND ENTRY PLAZAS: 0.73
SUBTOTAL: 2.27
TOTAL: 3.86 100.00%

RCA PARK
MXD
M1
TBD
B
3.86 ACRES

PARKING CALCULATIONS

| | REQUIRED | PROVIDED |
|---------------------------------|----------|----------|
| PROFESSIONAL OFFICE (1300 SF) | 102 | 160 |
| FINANCIAL INSTITUTION (1200 SF) | 10 | 170 |
| TOTAL | 162 | 330 |
| HANDICAP (INCLUDED IN TOTAL) | 6 | 6 |
| LOADING | 2 | 2 |

PEDESTRIAN AMENITIES

| | REQUIRED | PROVIDED |
|-------------------|----------|----------|
| BIKE RACKS | 84 | 12 |
| TRASH RECEPTACLES | 0 | 1 |
| BENCHES | 0 | 4 |

Legend

- ROW ROAD RIGHT OF WAY
- DE DRAINAGE EASEMENT
- UE UTILITY EASEMENT
- TYP TYPICAL
- WM WATER MAIN
- FM FORCE MAIN
- EXIST. EXISTING
- PROP. PROPOSED

| SYMBOL | DESCRIPTION |
|----------|--|
| [Symbol] | SQUARE AREA LIGHT, SYMMETRICAL DISTRIBUTIONAL FLAT LENS, TYPICAL MOUNT |
| [Symbol] | SQUARE AREA LIGHT, ASYMMETRICAL DISTRIBUTIONAL FLAT LENS, HOURSE BOW SHIELD, AIR MOUNT |
| [Symbol] | PRISMATIC TYPE V, GLOBE WITH CLEAR TEXTURED TOP AND TYPE B REFLECTOR |
| [Symbol] | SQUARE AREA LIGHT, SYMMETRICAL DISTRIBUTIONAL FLAT LENS, AIR MOUNT |

General Notes

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

RAMPS SHALL BE PROVIDED AT ALL PLAZA, SIDEWALK AND STREET INTERSECTIONS 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 AND THE REGIONAL CENTER MASTER SIGNAGE PROGRAM.

THE LANDSCAPE SHALL AVOID CONFLICTS WITH UNDERGROUND DRAINAGE AND UTILITIES. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.

TREES SHALL BE POSITIONED TO AVOID CONFLICTS WITH SIGNAGE AND SITE LIGHTING.

ALL LANDSCAPE SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PALM BEACH GARDENS LAND DEVELOPMENT REGULATIONS. THE CITY OF PALM BEACH GARDENS CODE (LDR'S) SHALL PREVAIL IN THE EVENT OF A CONFLICT.

ALL ABOVE GROUND UTILITIES I.E. TRANSFORMERS, SWITCH BOXES, AC CONDENSORS AND ALIKE SHALL BE FULLY SCREENED FROM VIEW ON THREE SIDES WITH LANDSCAPING. THE LANDSCAPING SHALL EXTEND TO THE TALLEST POINT OF SAID EQUIPMENT AT TIME OF PLANTING.

TWENTY-FOUR (24) INCH RIDGED ROOT BARRIERS SHALL BE PROVIDED FOR ALL SHADE TREES PLANTED WITHIN SIX (6) FEET OF CURBS OR SIDEWALKS. ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.

ROOT BARRIER, IN ACCORDANCE WITH THE SECOAST UTILITY AUTHORITY (SUA) CRITERIA, SHALL BE PROVIDED FOR TREES AND PALMS ADJACENT TO UNDERGROUND UTILITIES.

TYPE D OR F RAISED CONCRETE CURBING SHALL BE PROVIDED AROUND ALL PLANTING ISLANDS WITHIN VEHICULAR USE AREAS.

ALL SIDEWALKS SHALL BE A MINIMUM OF 5 FEET IN WIDTH PER THE LDR'S

ALL AREAS SHALL BE FULLY IRRIGATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF PALM BEACH GARDENS LDR'S. THE IRRIGATION WATER SOURCE WILL BE BY WAY PRIVATE WELL OR REUSE WATER FROM THE REGIONAL CENTER.

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

ALL BUILDING LIGHTING AT ENTRY AND DOORS SHALL BE ON PHOTOCELL.

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

5 X 15' SAFE SIGHT TRIANGLES SHALL BE PROVIDED AT THE PROJECT'S ENTRY ROADS.

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

ALL TREES PLANTED UNDER OR ADJACENT TO F&P POWER LINES WILL COMPLY WITH THE F&P RIGHT TREE PLACE GUIDELINES.

ALL STRIPING, EXCLUDING PARKING STALLS, SHALL BE INSTALLED WITH THERMOPLASTIC MATERIALS PER LDR SECTION 78.344. PAVER BRICKS OF APPROPRIATE COLOR SHALL BE USED ON PAVER BRICK AREAS, IN LIEU OF PAINT OR THERMOPLASTIC MATERIAL.

ALL PARKING AND STREET LIGHTS AND PEDESTRIAN LIGHTS SHALL BE METAL HALIDE.

ALL ROOFTOP MECHANICAL EQUIPMENT SHOULD BE SCREENED FROM VIEW.

Location Map



Changes made by JMorton Planning & Landscape Architecture are to add covered parking spaces to both the East and West Parcels bringing the total amount of covered parking spaces to 31 spaces. Date: 3-9-16



Site Plan (West)



Scale: 1" = 30'



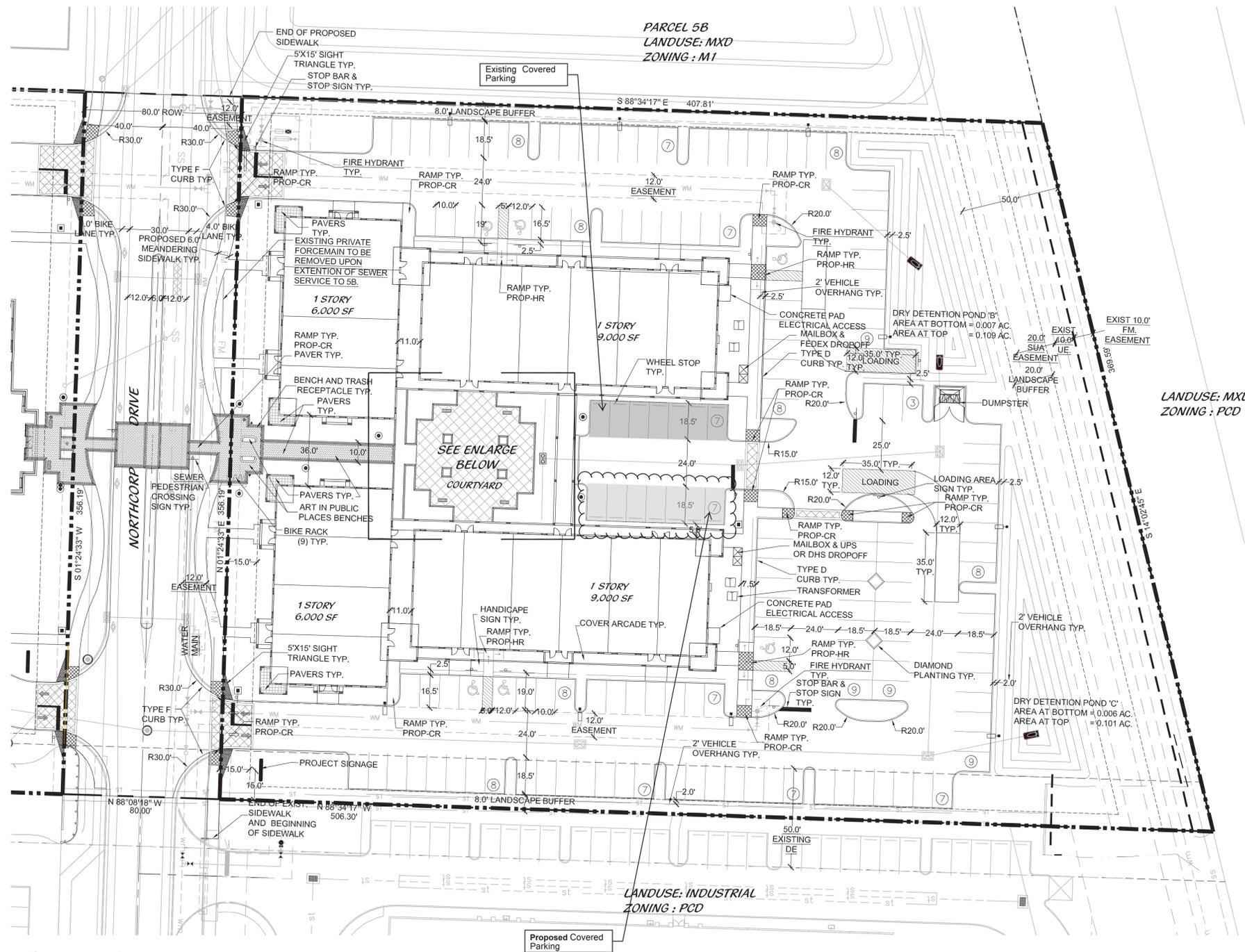
North

DESIGNED: DEH/JEEP
DRAWN: JEEP
APPROVED: DEH
JOB NUMBER: 03-0428
DATE: 06-06-03
REVISIONS: 05-05-04
06-30-04
COMMENTS 07-21-04
WAIVER 10-15-04
9.5' PK 11-19-04
RCA DRIVE 12-01-04

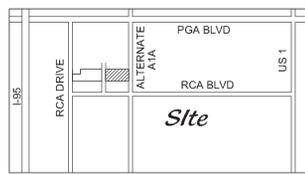
December 13, 2004 4:38:05 p.m.
Drawing: 030428SP20PT C.DWG

SHEET 2 OF 3

COTLEUR HEARING INC.
These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.

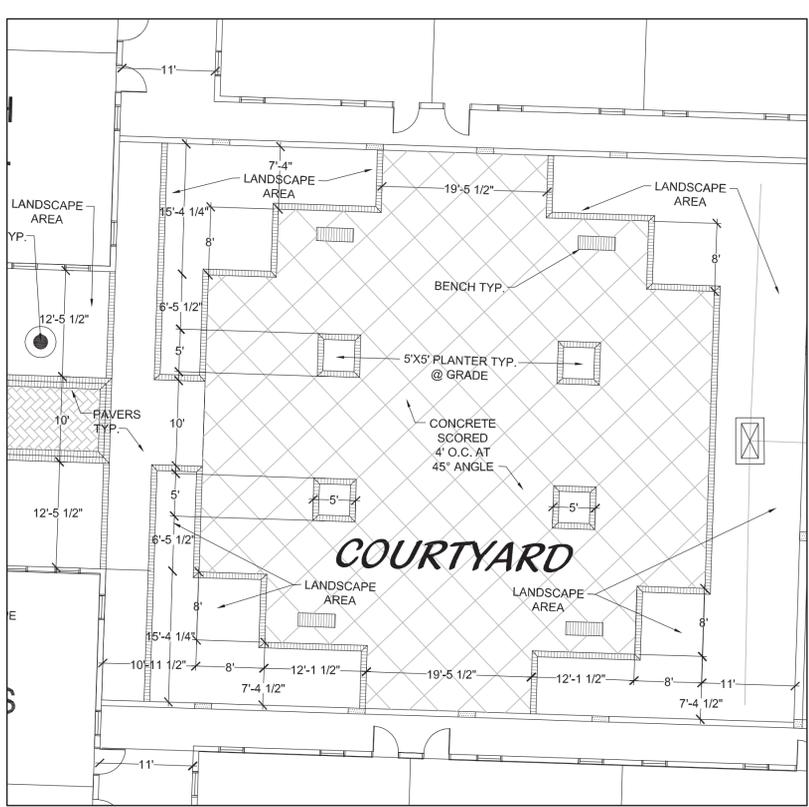


Location Map



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Gardens Station
JC Bills Properties
Palm Beach Gardens, Florida



Courtyard Enlarge

Scale: 1" = 10'

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|-------------------|--|
| [Square with dot] | SQUARE AREA LIGHT, SYMMETRIC, DISTRIBUTIVE, FLAT LENS, HOSE MOUNT |
| [Square with dot] | SQUARE AREA LIGHT, ASYMMETRIC, DISTRIBUTIVE, FLAT LENS, HOSE MOUNT, SHIELD, AREA MOUNT |
| [Circle with dot] | FRAGMENTIC TYPE 'V' GLOBE WITH GLASS TEXTURED TOP AND TYPE 'S' REFLECTOR |
| [Square with dot] | SQUARE AREA LIGHT, SYMMETRIC, DISTRIBUTIVE, FLAT LENS, AREA MOUNT |

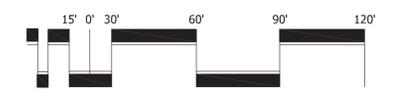
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- DE DRAINAGE EASEMENT
- UE UTILITY EASEMENT
- TYP TYPICAL
- WM WATER MAIN
- FM FORCE MAIN
- EXIST. EXISTING
- PROP. PROPOSED

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Date: 3-9-16



Site Plan (East)



Scale: 1" = 30'



North

| | |
|------------------|-------------------|
| DESIGNED | DEH/JEEP |
| DRAWN | JEEP |
| APPROVED | DEH |
| JOB NUMBER | 03-0428.01 |
| DATE | 06-06-03 |
| REVISIONS | 06-30-04 |
| 3-24-05 COMMENTS | 07-21-04 |
| 04-13-05 | WAIVER 10-15-04 |
| 05-25-05 | 07-19-05 12-01-04 |
| 06-06-05 | 08-01-05 12-13-04 |
| 05-19-06 | 06-06-06 07-06-06 |
| 08-03-06 | 10-25-06 06-20-07 |
| 12-23-11 | 02-07-12 02-22-12 |