

**DEVELOPMENT TEAM**

**DEVELOPER**  
 TRUIST FINANCIAL  
 9600 ALTERNATE A1A  
 PALM BEACH GARDENS, FL

**ARCHITECTURE**  
 GENSLER  
 545 NW 26TH ST, SUITE 250  
 MIAMI, FL 33127  
 305.350.7070

**PLANNER & LANDSCAPE ARCH.**  
 Insite Studio, Inc.  
 8144 Okeechobee Blvd, Suite A  
 West Palm Beach, FL 33411  
 561.249.0940

**CIVIL ENGINEER**  
 CAULFIELD & WHEELER, INC.  
 7900 GLADES RD STE 100,  
 BOCA RATON, FL 33434  
 561.392.1991

**TRAFFIC ENGINEER**  
 JFO Group, Inc.  
 11924 Forest Hill Blvd, Suite 10A-123  
 Wellington, FL 33414  
 561.462.5364

**SURVEY**  
 CPH ENGINEERS, INC.  
 319 CLEMATIS ST  
 WEST PALM BEACH, FL 33401  
 561.459.2096

**SITE DATA**

APPLICATION NAME	LIGHTHOUSE DR AND ALTERNATE A1A
ADDRESS	9600 ALTERNATE A1A
PROPERTY CONTROL NUMBER (S)	52-43-42-18-00-000-1190
PROPOSED ZONING	CG-1 - GENERAL COMMERCIAL
EXISTING LAND USE	C - COMMERCIAL
GROSS AREA	1.93 AC
AFFECTED SITE AREA	1.93 AC
PROPOSED BUILDING SF	6,661 SF
FINANCIAL INSTITUTION	3,161 SF
RETAIL	3,500 SF
PROPOSED BUILDING HEIGHT	20'-0"
FINANCIAL INSTITUTION	20'-0"
RETAIL	22'-0"
REQUIRED PARKING	27 SPACES
FINANCIAL INSTITUTION (1/250 SF)	13 SPACES
RETAIL (1/250 SF)	14 SPACES
PROVIDED PARKING	46 SPACES
HANDICAP PARKING	4 SPACES

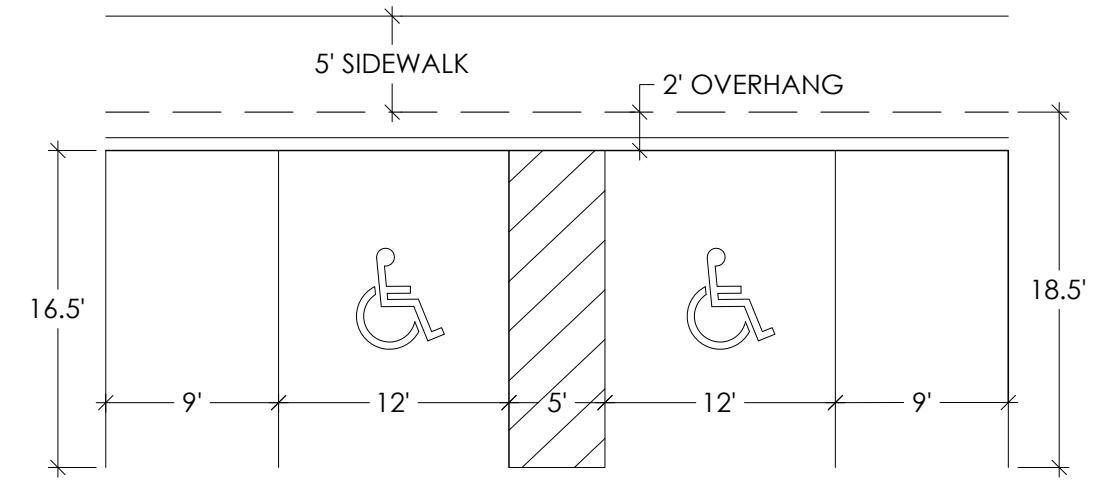
**PROPERTY DEVELOPMENT REGULATIONS**

ZONING DISTRICT (CG-1)	LOT DIMENSIONS			BLDG HT.	MAX LOT COVER	MIN. SETBACKS			
	SIZE	WIDTH	DEPTH			FRONT	SIDE STREET	REAR	REAR
REQUIRED	1 AC.	100'	36'	35%	50'	15'	40'	15'	15'
PROPOSED	1.93 AC	316'	22'	7.92%	107'	43'	-	78'	-

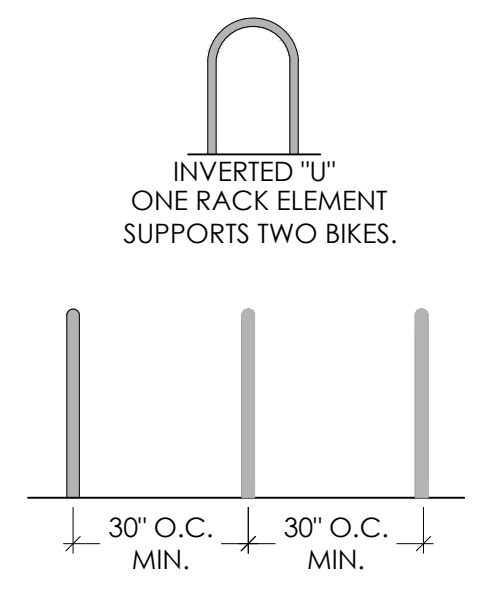
**OPEN SPACE REQUIREMENTS**

TOTAL REQUIRED OPEN SPACE	0.29 AC (12,610 SF) 15% OF NET SITE AREA
TOTAL PROPOSED OPEN SPACE	0.85 AC (36,876 SF) 44% OF NET SITE AREA

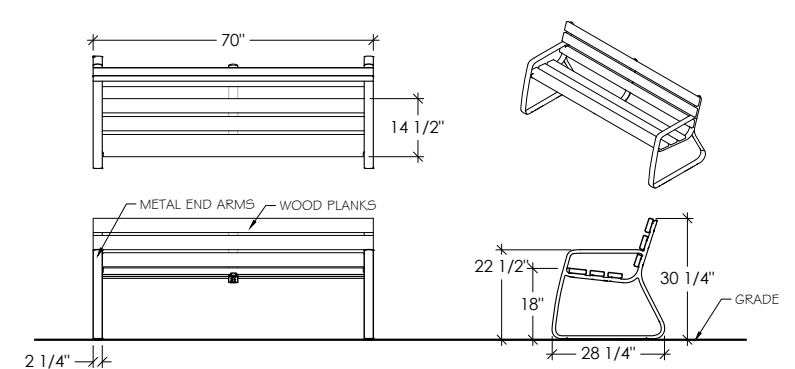
- LEGEND**
- STOP SIGN
  - BENCH
  - - TRASH CAN
  - STOP BAR
  - BIKE RACK
  - ◆ - FIRE HYDRANT
  - - LIGHT POLE



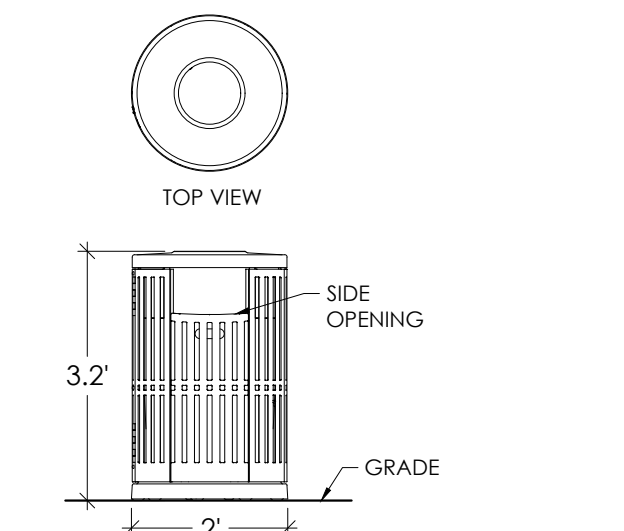
1 TYPICAL PARKING DETAIL WITH OVERHANG SCALE: 1" = 10'-0"



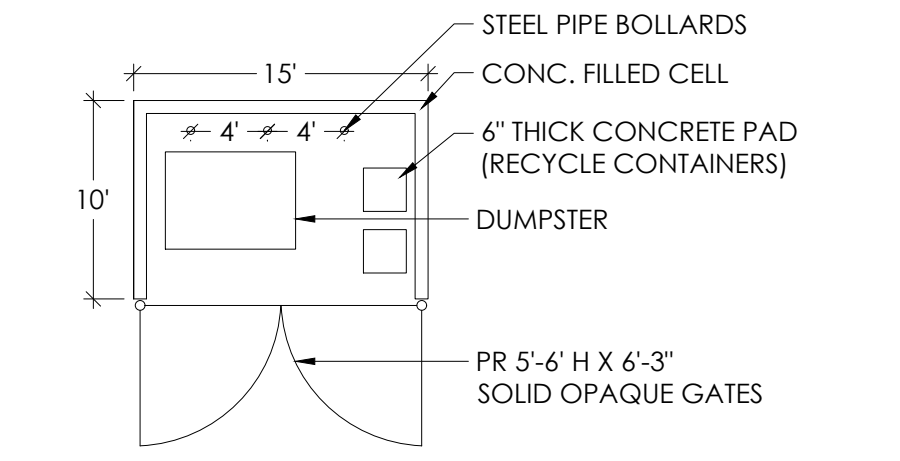
2 BIKE RACKS SCALE = N.T.S.  
 NOTE: BIKE RACK TO BE BOLTED TO CONCRETE PAD PER MANUFACTURER SPECIFICATIONS. (4 - 1/2" X 3" LONG SLEEVE ANCHORS PER BASEPLATE)



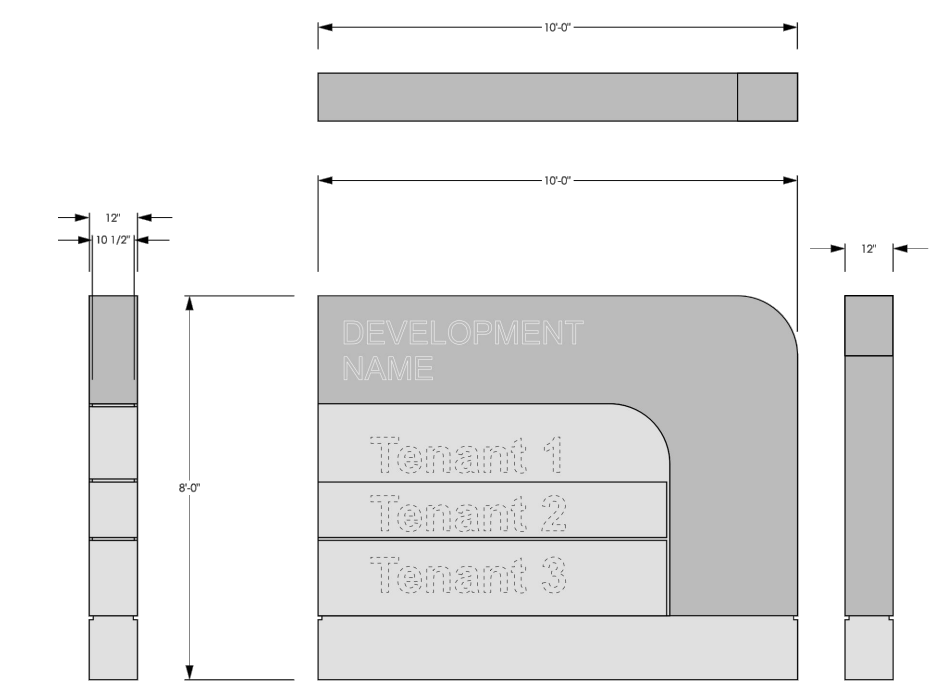
4 TYPICAL BENCH DETAIL SCALE: N.T.S.



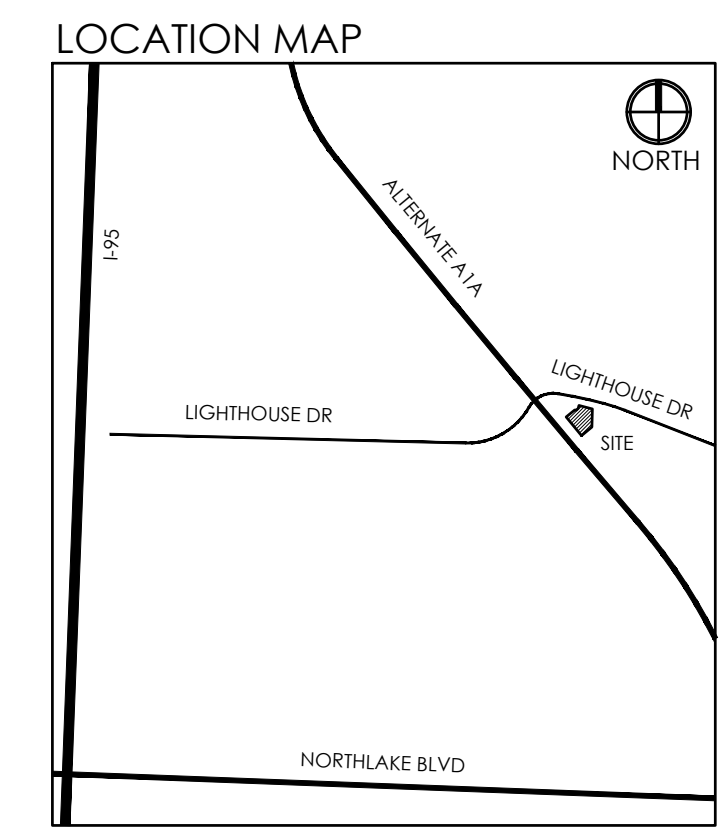
3 LITTER RECEPTACLE SCALE: N.T.S.



5 TYPICAL DUMPSTER DETAIL SCALE: 1" = 10'-0"



6 MONUMENT SIGN DETAIL PROPOSED FREESTANDING SIGNS SCALE: N.T.S.



7 LOCATION MAP

**insite studio**  
 planning + landscape architecture  
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 phone: 561-249-0940 | email: info@insitestudio.com  
 www.insitestudio.com | License #: LC26000606

Consultants:

Revisions:

**9600 ALTERNATE A1A**  
**PALM BEACH GARDENS, Florida**  
**TRUIST FINANCIAL**

North arrow and scale: 1" = 20'-0"

Drawn By: TAC  
 Drawing #: 1192  
 Date: 03/18/2022

**SITE PLAN**