



ARCHITECTURE
STUDIO



Holy Spirit Lutheran Church Office Addition

13301 Ellison Wilson Rd
Juno Beach, FL 33408



August 5, 2025

Site Plan Submission
Town of Juno Beach
340 Ocean Drive
Juno Beach, FL 33408

To Whom It May Concern:

Holy Spirit Lutheran Church (HSLC) is re-submitting this Site Plan for Review as our current Site Plan Approval is expiring, while this project is currently under review for Permitting. We have received approvals from Loxahatchee River District, PBC Fire Rescue for the Civil Plans, and we are currently responding to comments from other reviewers. The plans remain unchanged since receiving Site Plan Approval in September 2022. We look forward to your renewed Site Plan Approval, so that we may replace the aging manufactured structure, currently housing our Church Office on our Campus. This plan proposes an Addition to house the Existing Functions of the Church Office and the Existing Staff. This Addition is not to house any expansion of Staff nor any expanded Functions on our Campus.

HSLC has owned this property since 1997 while it was under Palm Beach County Jurisdiction. The last significant building project was in 2009 when the Learning Center was built, and a Site Plan was on file with the County at that time. This prior Site Plan had a much greater Square Footage of 30,952 SF when HSLC was Annexed to Juno Beach in 2013. Juno Beach adopted this prior Site Plan at the time of Annexation. Juno Beach has informed us that this prior Site Plan has expired, and we are submitting this current Site Plan with a reduced Square Footage to meet the church's current needs.

At this time, HSLC submits a Site Plan with a reduced Total Square Footage from the prior Site Plan. The existing Office Structure is in need of great repair & must be replaced to maintain the function of the Church Office. The existing Office is in a manufactured structure which is also not permitted in Juno Beach and will aid in the overall appearance of the Campus when it is removed. The Existing Sanctuary and Learning Center are to remain. The Learning Center includes an Existing Daycare which is to remain.

The Existing Parking accommodates the Campus needs, and as a further benefit, the different uses on campus do not occur simultaneously. The Sanctuary is in use primarily on Sundays while the Daycare is open during business hours, 7am to 6pm, Monday through Friday. This provides overflow parking for each use. Additionally, the parking for the Daycare was developed while under PB County jurisdiction and provides Existing Drop-Off Spaces that are larger to accommodate families with young children.

An Existing Canopy connects the Daycare entry to the South Parking Lot sidewalk, and this will remain. An extension to match the Existing Canopy is to be added to connect the Parking spaces to the North of the Daycare Entry as well. The Canopy Extension will match the existing canopy in all aspects of



appearance. The Existing Office Building will be removed upon completion of the Addition and an open green space will remain in its place.

Regarding appearance, the Architecture of the Proposed Addition follows the aesthetic of the Existing Sanctuary and Learning Center on the campus with an Old Florida Vernacular style. It is similar to the style outlined by Juno Beach as Key West Cracker with a late Victorian undertone. We are matching the Existing Color Palette on the Campus as well. A key in the design of this Addition is to retain as many beautiful mature Live Oaks as possible, as we see them as a great asset to our campus.

We hope you share in our support of this Site Plan including an Office Addition. While the goal is to address the immediate needs of HSLC, their mission will continue to serve the surrounding Community for many years to come.

Sincerely,

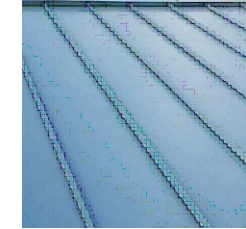
Amanda McNally, signed as Acting Agent
AIA, LEED AP
Principal
M Architecture Studio



SOUTH ELEVATION

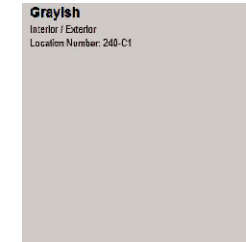
BUILDING COLOR PALETTE

EXISTING BUILDING COLORS TO BE MATCHED ON
OFFICE ADDITION



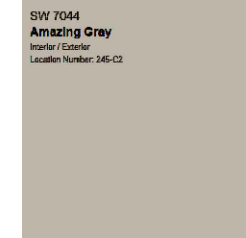
STANDING SEAM METAL
ROOF, MATCH EXISTING BLUE

Grayish
Interior / Exterior
Location Number: 240-C1



CUSTOM MATCH COLOR,
SANCTUARY SIDING
LEARNING CENTER
- EAST & WEST FACADES

SW 7044
Amazing Gray
Interior / Exterior
Location Number: 245-C2



LEARNING CENTER, RECESSES
@ N & S FACADES

SW 7006
Extra White
Interior / Exterior
Location Number: 257-C1



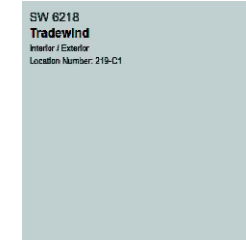
TRIM @ DOORS AND
WINDOWS

SW 6385
Dover White
Interior / Exterior
Location Number: 261-C2



LEARNING CENTER FASCIA,
SANCTUARY CEILING

SW 6218
Tradewind
Interior / Exterior
Location Number: 219-C1



SOFFIT @ SANCTUARY



EAST ELEVATION



HSLC OFFICE ADDITION

GENERAL NOTES

- THIS IS A NEW COMMERCIAL BUILDING ADJACENT TO AN EXISTING BUILDING ON A CHURCH CAMPUS. ALL DIMENSIONS SHALL BE FIELD VERIFIED.
- THIS IS NEW CONSTRUCTION, TWO STORY STRUCTURE ON AN EXISTING SITE & IS TO WORK WITHIN ESTABLISHED SITE DRAINAGE. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS BEFORE PROCEEDING WITH WORK.
- DRAWINGS ARE DIAGRAMMATIC AND ARE INTENDED TO SHOW A COMPLETE WORKING SYSTEM. NECESSARY ITEMS REQUIRED TO COMPLETE THE WORK SHALL BE PROVIDED WHETHER SPECIFICALLY SHOWN OR NOT.
- TO THE BEST OF OUR KNOWLEDGE, THESE CONSTRUCTION DOCUMENTS HAVE BEEN PREPARED IN ACCORDANCE WITH THE CURRENT FLORIDA BLDG. CODES, PALM BEACH COUNTY ADMINISTRATIVE AMENDMENTS AND APPLICABLE LOCAL AND STATE AMENDMENTS. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF 2011 NFPA-70, 2010 NFPA-72 AND 2009 NFPA-101 LIFE SAFETY CODE. NOTHING CONTAINED IN THESE DOCUMENTS SHALL BE CONSTRUED SO AS TO CONFLICT WITH ANY LOCAL, MUNICIPAL OR STATE LAWS OR REGULATIONS. ALL SUCH LAWS AND/OR REGULATIONS ARE HEREBY MADE PART OF THESE CONSTRUCTIONS DOCUMENTS. THE REQUIREMENTS OF THESE DOCUMENTS ARE THE MINIMUM THAT WILL BE ACCEPTED. THE CONTRACTOR IS REQUIRED TO MEET ALL BUILDING AND FIRE DEPARTMENT REQUIREMENTS AS APPROVED BY THE OWNER, ARCHITECT AND LOCAL AUTHORITIES HAVING JURISDICTION.
- ALL CONSTRUCTION SHALL CONFORM TO THE FOLLOWING:
 - ALL GENERAL NOTES AND DRAWINGS.
 - ALL APPLICABLE STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS.
- DIMENSIONS:
 - ALL DIMENSIONS SHALL HAVE PREFERENCE OVER SCALE. DO NOT SCALE DRAWINGS TO DETERMINE DIMENSIONS.
 - ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.
 - CEILING HEIGHT DIMENSIONS ARE FROM FINISHED FLOOR SLAB TO FINISHED FACE OF CEILING.
- WHEN THE "X" SYMBOL IS ADJACENT TO A GIVEN DIMENSION, IT INDICATES THAT THE ACTUAL DIMENSION MAY VARY DUE TO EXISTING CONDITIONS. (VF) INDICATES A DIMENSION OR ITEM TO BE VERIFIED IN FIELD.
- VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO STARTING THE WORK AND IMMEDIATELY NOTIFY THE ARCHITECT OF ANY AND ALL DISCREPANCIES BETWEEN THE GIVEN DIMENSION AND THE ACTUAL DIMENSION FOR RESOLUTION BEFORE PROCEEDING WITH THE WORK.
- WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR ANY PART OF THE WORK, SUCH DETAIL SHALL BE SIMILAR TO OTHER CONDITIONS AND SHALL BE USED. ALL CONDITIONS SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT.
- PROVIDE ACCESS PANELS TO ALL CONCEALED SPACES AS REQUIRED BY FBC AND LOCAL GOVERNING AUTHORITIES.
- INSTALL ALL CABINETS, EQUIPMENT AND FIXTURES UNDER THIS CONTRACT IN ACCORDANCE WITH THE APPLICABLE PORTIONS OF THE CONSTRUCTION DOCUMENTS.
- ALL OPENINGS AT JOINTS OF EXTERIOR DOORS AND WINDOWS AND ALL UTILITY PIPING AND WIRING SHALL BE CAULKED AND SEALED WATERTIGHT WITH APPROVED POLYURETHANE BASED SEALANT UNLESS OTHERWISE SPECIFIED.
- NEITHER THE OWNER NOR THE ARCHITECT SHALL ENFORCE SAFETY MEASURES OR CODE REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING AND BRACING, AS REQUIRED, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCALS, STATE AND FEDERAL SAFETY AND HEALTH REGULATIONS, STANDARDS AND LAWS.
- IN ARCHITECTURE STUDIO, LLC ASSUMES NO RESPONSIBILITY RELATING TO HAZARDOUS OR TOXIC MATERIALS, INCLUDING ASBESTOS, AND ASSUMES NO RESPONSIBILITY RELATING TO ITS EXISTENCE OR REMOVAL. SHOULD THESE SERVICES BE REQUIRED FOR THE PROJECT, THE OWNER SHALL TAKE ACTION FOR DIRECTLY CONTRACTING WITH A STATE LICENSED CONSULTANT OR SPECIALIST FOR SUCH.
- THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF THE ARCHITECT. IN THE EVENT OF UNAUTHORIZED USE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD THE ARCHITECT HARMLESS AND PAY ALL ATTORNEY FEES AND COURT COSTS IN THE EVENT OF ARBITRATION OR LITIGATION.
- COORDINATE AND VERIFY WITH THE PLUMBING, MECHANICAL AND ELECTRICAL ENGINEERS AND TRADES, THE SIZES AND LOCATIONS OF ALL PIPING, DUCTWORK, SLEEVES, SPECIAL BOLTING REQUIREMENTS, ETC.
- THE USE OF THE WORD "PROVIDE" IN CONNECTION WITH ANY ITEM SPECIFIED IS INTENDED TO MEAN THAT SUCH SHALL BE FURNISHED, INSTALLED AND CONNECTED, WHERE SO REQUIRED, EXCEPT AS NOTED.
- SUBMIT ALL PERTINENT SHOP DRAWINGS AND PRODUCT APPROVALS FOR CONSTRUCTION PERMIT TO THE ARCHITECT FOR REVIEW PRIOR TO FABRICATION AND INSTALLATION, ALLOWING SUFFICIENT TIME FOR REVIEW AND CORRECTION ACTION SHOULD IT BE REQUIRED. SUBMIT CATALOGS OUTS OF ALL FIXTURES AND EQUIPMENT AND SAMPLES OF ALL FINISHES SPECIFIED FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION. SUBMIT ALL DOCUMENTS IN TRIPLICATE.
- PRIOR TO COMMENCEMENT OF CONSTRUCTION, NOTIFY THE ARCHITECT IN WRITING, OF SPECIFIED MATERIALS OR EQUIPMENT WHICH ARE EITHER UNAVAILABLE OR WILL CAUSE DELAY IN THE CONSTRUCTION COMPLETION SCHEDULE. INCLUDE SUFFICIENT INFORMATION FOR EVALUATION OF ANY PROPOSED ALTERNATE.
- SUPPLY ALL TEMPORARY ELECTRICAL POWER TO THE JOB SITE FOR USE BY ALL CONSTRUCTION TRADES PRIOR TO THE FINAL HOOK UP OF SPECIFIED ELECTRICAL WORK.
- PROVIDE AND MAINTAIN TEMPORARY BARRICADES, FENCES, ENCLOSURE WALLS, ETC. AS REQUIRED TO PROTECT THE PUBLIC DURING THE PERIOD OF CONSTRUCTION.
- PREPARE ALL FLOORS TO RECEIVE FINISHES AS INDICATED. ANY SURFACE DEFECTS AND IRREGULARITIES SHALL BE FILLED AND LEVELED. FLOOR SURFACES ARE TO BE LEVEL, CLEAN AND SMOOTH, MEETING THE MANUFACTURER'S SPECIFICATIONS, PRIOR TO THE INSTALLATION OF ANY FLOOR COVERINGS.
- THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF INFORMATION CONTAINED IN OWNER SUPPLIED DOCUMENTS
- MAINTAIN THE JOBSITE IN A CLEAN, ORDERLY CONDITION, FREE OF DEBRIS AND LITTER.
- ALL MATERIALS STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DETERIORATION UNTIL USED. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK.
- NO PRODUCTS CONTAINING ASBESTOS IN ANY FORM SHALL BE USED ON ANY PART OF THIS WORK. NO PRODUCTS CONTAINING HIGH CONCENTRATION OF VOC (VOLATILE ORGANIC COMPOUND) IN ANY FORM SHALL BE USED ON ANY PART OF THIS WORK.
- PROVIDE ALL NECESSARY BLOCKING, BACKING AND FRAMING FOR LIGHT FIXTURES, ELECTRICAL DEVICES, MECHANICAL EQUIPMENT, AND ALL OTHER ITEMS REQUIRING SAME.
- ALL PIPING AND CONDUIT SHALL BE LOCATED WITHIN WALLS, PARTITIONS OR FURRED SPACES, UNLESS OTHERWISE NOTED.
- MECHANICAL UNITS SHALL BE ANCHORED AS PER FBC WINDLOAD REGULATIONS.
- RECEPTACLE OUTLETS, ELECTRICAL DEVICES, TELEPHONE OUTLETS, ETC. BACK TO BACK IN WALLS SHALL BE SEPARATED A MINIMUM OF ONE STUD SPACE.
- THE CONTRACTOR IS TO MAKE EXACT DETERMINATION AS TO THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK. DO NOT PROCEED UNTIL ALL EXISTING UTILITIES HAVE BEEN FIELD VERIFIED. THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE CAUSED BY FAILURE TO LOCATE AND PRESERVE UTILITIES.
- BEFORE STARTING THE WORK, THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL CAREFULLY EXAMINE ALL PREPARATORY WORK THAT HAS BEEN EXECUTED TO RECEIVE HIS WORK. HE SHALL CHECK CAREFULLY, BY WHATEVER MEANS ARE NECESSARY, TO INSURE THAT HIS WORK, AND ANY ADJACENT RELATED WORK, WILL FINISH TO PROPER LEVELS AND TO PLAN. SUBCONTRACTOR SHALL PROMPTLY NOTIFY THE GENERAL CONTRACTOR OF ANY DEFECTS OR IMPERFECTIONS IN PREPARATORY WORK WHICH WILL IN ANY WAY AFFECT SATISFACTORY COMPLETION OF HIS WORK. ABSENCE OF SUCH NOTICE WILL BE CONSTRUED AS AN ACCEPTANCE OF THE PREPARATORY WORK, AND LATER CLAIMS OF DEFECTS WILL NOT BE RECOGNIZED.
- UNDER NO CONDITIONS SHALL WORK PROCEED PRIOR TO PREPARATORY WORK HAVING BEEN COMPLETED, CURED, DRIED AND/OR OTHERWISE MADE SATISFACTORY TO RECEIVE SUCH RELATED WORK. RESPONSIBILITY FOR TIMELY INSTALLATION OF ALL MATERIALS RESTS SOLELY WITH THE GENERAL CONTRACTOR, WHO WILL MAINTAIN COORDINATION AT ALL TIMES.
- DO NOT CUT-AND-PATCH STRUCTURAL WORK IN A MANNER RESULTING IN A REDUCTION OF LOAD CARRYING CAPACITY OR LOAD/DEFLECTION RATIO. DO NOT CUT-AND-PATCH OPERATIONAL ELEMENTS AND SAFETY-RELATED COMPONENTS IN A MANNER RESULTING IN A REDUCTION OF CAPACITIES TO PERFORM IN THE MANNER INTENDED OR RESULTING IN DECREASED OPERATIONAL LIFE, INCREASED MAINTENANCE OR DECREASED SAFETY. DO NOT CUT-AND-PATCH WORK WHICH IS EXPOSED ON THE EXTERIOR OR EXPOSED IN OCCUPIED SPACES OF THE BUILDING, IN A MANNER RESULTING IN A REDUCTION OF VISUAL QUALITIES, OR RESULTING IN SUBSTANTIAL EVIDENCE OF THE CUT-AND-PATCH WORK, AS JUDGED SOLELY BY THE STRUCTURAL ENGINEER. REMOVE AND REPLACE WORK JUDGED BY THE ARCHITECT TO BE UNSATISFACTORY.
- ALL OPENINGS THROUGH FIRE-RATED WALLS SHALL BE PROTECTED WITH RATED ASSEMBLIES IN ACCORDANCE WITH THE REQUIREMENTS OF FBC AND NFPA.
- INTERIOR WALL AND CEILING FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE FIRE-RESISTIVE REQUIREMENTS OF THE FBC. MAXIMUM ALLOWABLE FLAME SPREAD SHALL NOT BE EXCEEDED BY FINISH MATERIALS USED.

- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION SCHEDULING AND SHALL BE RESPONSIBLE TO SEE THAT THE WORK IS DONE IN A TIMELY MANNER. A PROGRESS SCHEDULE SHALL BE PREPARED AND SUBMITTED AS REQUIRED BY THE OWNER.
- THE GENERAL CONTRACTOR SHALL NOT ALLOW OR DIRECT MATERIALS OF ANY TRADE TO BE INSTALLED PREMATURELY WHEN IT IS OBVIOUS THAT SUCH MATERIALS MAY BE DAMAGED BY SUBSEQUENT WORK OF OTHER TRADES. WHEN RECOGNIZED CONSTRUCTION PROCEDURES OR DESIGN REQUIREMENTS PRESCRIBE THAT MATERIALS BE INSTALLED BEFORE EXECUTION OF OTHER WORK WHICH MAY DAMAGE OR DEFACE SUCH COMPLETED WORK, THE GENERAL CONTRACTOR SHALL THEN TAKE SUCH STEPS AS ARE NECESSARY TO PROTECT SUCH COMPLETED WORK, EXCEPT WHEN SUCH WORK IS EXPRESSLY SPECIFIED TO BE PROTECTED BY THE CONTRACTOR OR SUBCONTRACTOR INSTALLING THE WORK.
- SHOP DRAWINGS AND ALL REQUIRED CALCULATIONS SHALL BE PROVIDED BY THE SUBCONTRACTOR FOR ALL DOORS AND WINDOWS, MECHANICAL, PLUMBING, ELECTRICAL, FIRE PROTECTION AND LOW-VOLTAGE SYSTEMS AS REQUIRED BY THE BUILDING DEPARTMENT. SUBMIT TO THE BUILDING DEPARTMENT FOR PLAN APPROVAL PRIOR TO ALL CONSTRUCTION.
- ALL EXTERIOR 8" CMU WALLS SHALL BE INSULATED WITH FIBROIL A2 VAPOR BARRIER UNLESS OTHERWISE SPECIFIED. INSULATION OF BUILDING ENVELOPE SHALL BE CONTINUOUS. REFER TO FBC CHAPTER 13 (ENERGY EFFICIENCY) FOR ANY ADDITIONAL INSULATION REQUIREMENTS.
- SOUND INSULATION SHALL BE INSTALLED AT ALL INTERIOR PARTITIONS (UNLESS OTHERWISE INDICATED) AND AROUND ALL PLUMBING PIPING. SEE INDIVIDUAL PARTITION TYPES FOR ALL SOUND INSULATION AND SOUND ISOLATION MATERIAL TO BE INSTALLED.
- ALL WOOD IN CONTACT WITH MASONRY, CONCRETE OR STEEL SHALL BE PRESSURE TREATED.
- REFER TO FBC CHAPTER 4, ENERGY EFFICIENCY FOR ANY ADDITIONAL INSULATION REQUIREMENTS.

DESIGN CRITERIA

CODES: FLORIDA BUILDING CODE, 2020
Per Chapter 1609, using ASCE 7-10
Wind Load: 170mph V(ULT), 132 mph V(ASD), Exposure: "C"
Risk Category: II
Internal Pressure Coefficient = 0.18
Roof Height: 28'-2" FT
Cladding / Component Pressures on Bldg Elevations
Impact Protection Shutters____ Impact Glass_X_
All Windows to meet Design Pressure +X / -X or per STR DWGS
FLORIDA FIRE PREVENTION CODE, 6TH EDITION

PROJECT INFORMATION

Owner: Holy Spirit Lutheran Church
13301 Ellison Wilson Rd
Juno Beach, FL 3340

Architect: M Architecture Studio, LLC
2401 PGA Blvd, Ste 248
Palm Beach Gardens, FL 33410
561-429-4467
AR95372

Structural Engineer: Allen Wieder, PE
Wieder Engineering, Inc.
11718 SE Federal Hwy, #373
Hobe Sound, FL 33455
772-546-5823
Lic. #28036

Elec. Engineer: Cardinal Engineering Associates, Inc.
540 NW University Blvd., Suite 206
Port St. Lucie, FL 34986
561-746-6343

Civil Engineer: McLeod, McCarthy & Associates, P.A.
1655 Palm Beach Lakes Blvd #901
West Palm Beach, FL 33401
561-689-9500

LEGAL DESCRIPTION

29-41-43, N 538.39 FT OF S 1876.78 FT OF E 1/2 OF SE 1/4 LYG E OF & ADJ TO ROLLING GREEN RD (LESS ELLISON WILSON RD)
PCN # 28-43-41-29-00-000-5370

AREA CALCULATIONS

Conditioned Space - Level 1	2284 SF	
Conditioned Space - Level 2	1250 SF	
Total Conditioned Space		3534 SF
Breezeway	436 SF	
Entry Porch	135 SF	
East Porch	149 SF	
Total Building Square Footage		4254 SF

BUILDING USE IS B: BUSINESS

Occupancy Load:
Business (A2.0)
Level 1: 2284 sf Gross / 100sf per person = 22 people
Level 2: 1250 sf Gross / 100sf per person = 12 people

NOTE: CALCULATIONS BASED ON PALM BEACH COUNTY TAX RECORDS, SURVEY & EXISTING BUILDING DOCUMENTS

DRAWING INDEX

- A1.0 COVER SHEET, PROJECT INFORMATION
- A1.1 KEY PLAN, SITE PLAN
- A1.2 LANDSCAPE PLAN
- A2.0 SITE FLOOR PLAN @ LEVEL 1
- A2.1 FLOOR PLAN, LEVEL 1
- A2.2 FLOOR PLAN, LEVEL 2
- A3.0 EXTERIOR ELEVATIONS
- A3.1 EXTERIOR ELEVATIONS
- A3.2 EXTERIOR ELEVATIONS SITE

C-1 CIVIL ENG., DRAINAGE PLAN
Exhibit 2B Prior Drainage Plan for Reference Only
Survey EXISTING SURVEY

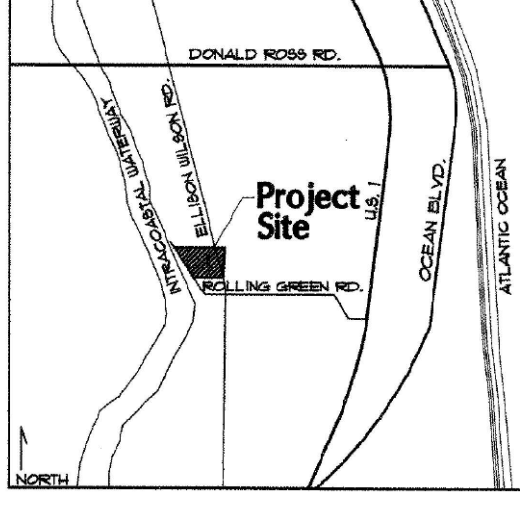
NOT FOR CONSTRUCTION

HSLC OFFICE ADDITION
13301 ELLISON WILSON RD
JUNO BEACH, FLORIDA 33408

SITE DATA

PARCEL CONTROL NUMBER 28-43-41-29-00-000-5370
NAME OF DEVELOPMENT HOLY SPIRIT LUTHERAN CHURCH
PRINCIPAL USE PLACE OF WORSHIP
ACCESSORY USE DAYCARE
ZONING DISTRICT Residential / ESL

LOCATION MAP



SITE AREA CALCULATIONS

TOTAL GROSS ACREAGE	5.82 AC. (253,325.21 SF)
TOTAL GROSS FLOOR AREA	20,776 SF 8%
Existing Sanctuary (4143 sf Original + 538 sf Prior Addition)	4,681 SF (Existing to Remain)
School / Daycare (Daycare Max 4,788 SF)	11,121 SF (Existing to Remain)
Office Addition - Proposed	3,534 SF
Breezeway Porch	1,440 SF
Total Building Area	20,776 SF
TOTAL FAR:	0.08
BUILDING COVERAGE	6 %
IMPERVIOUS AREA:	81,892 SF 1.88 AC 32%
OPEN SPACE/COMMON AREA (Includes Grass Parking)	113,831.93 SF 2.61 AC 45%
RETENTION AREA	6,191.75 SF 0.14 AC 2%
PRESERVE AREA	24,635.21 SF 0.57 AC 10%
LANDSCAPE BUFFERS	26,774.32 SF 0.62 AC 11%
TOTAL	5.82 AC 100%

BUILDING HEIGHT: 35'-0" Existing Sanctuary Peak from Grade Avg. (34'-7" to T.O. SLAB)
29'-8" Proposed Office Addition to Grade (29'-4" to T.O. SLAB)
NUMBER OF STORIES: 2

PARKING DATA

* Existing Parking will meet the needs of the Addition and it was developed per PB County Requirements

TOTAL REQUIRED PARKING	134 SPACES
Place of Worship, Existing	86 Spaces (1 per 3 seats @ 256 Seats)
Daycare, Existing	36 Spaces (per K-8 req'tmt. 16 staff + 20 visitors)
Office	12 Spaces (3,534 SF / 300 SF)
TOTAL PARKING PROVIDED	165 SPACES
North Parking Lot	75 Spaces
South Parking Lot (Exist.)	58 Spaces
Grass Parking (Exist.)	32 Spaces
HANDICAP PARKING REQUIRED:	6 SPACES Existing
HANDICAP PARKING PROVIDED	6 SPACES Existing
TOTAL DROP-OFF SPACE REQUIRED (12' x 18.5') per PB COUNTY	8 SPACES Existing
TOTAL DROP-OFF SPACE PROVIDED (12' x 18.5')	9 SPACES Existing

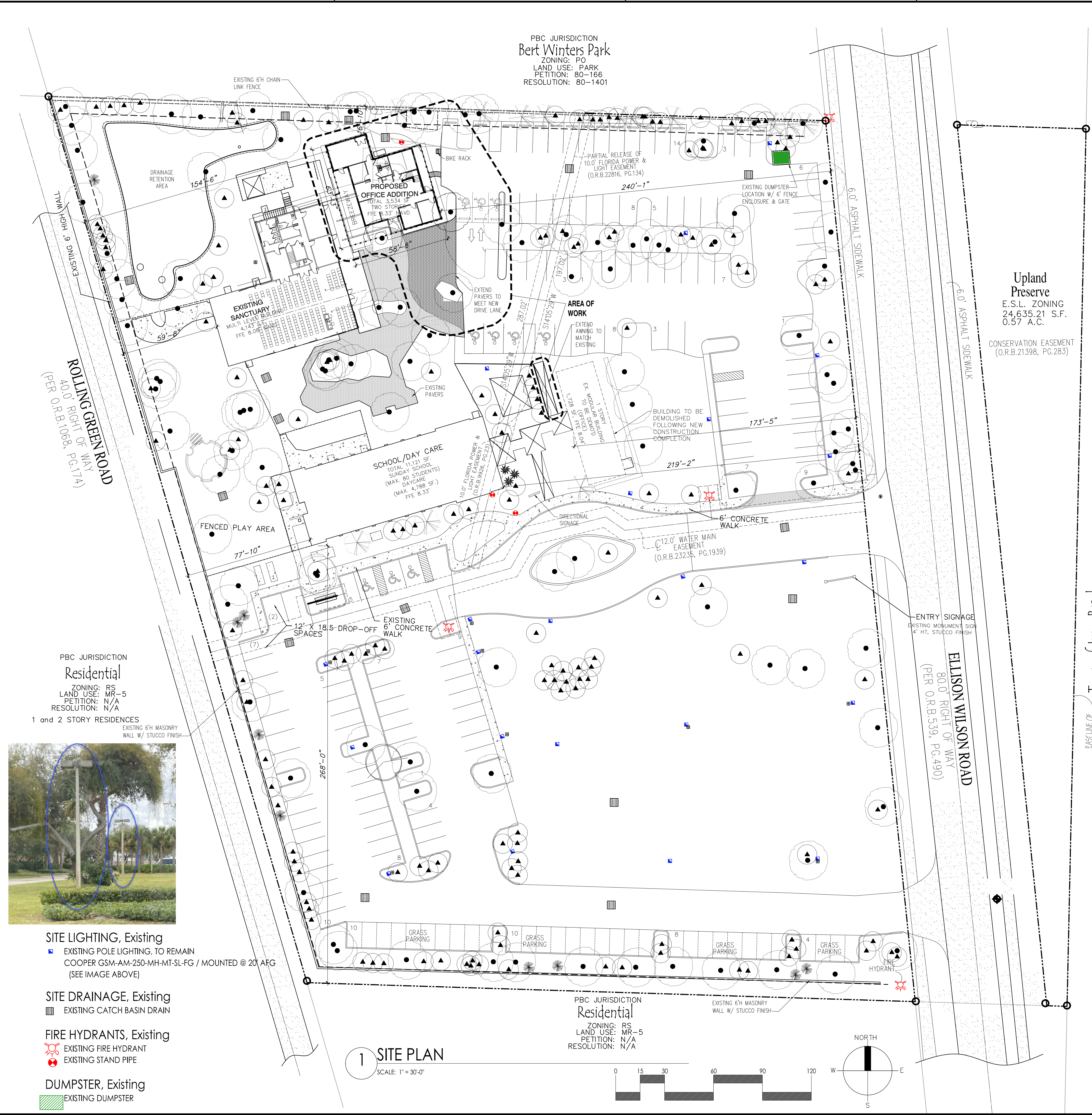
Landscape 20 SF x 165 Parking Spaces = 3300 SF Min
HSLC far exceeds this minimum requirement, see Table above

Bicycle Parking : Bike Rack is to be added near the north Property Line, between the Parking and the Office Addition

Bike Lanes do not currently exist on Ellison Wilson under PB County Jurisdiction

Loading Space not Required beyond Parking Spaces

Site Plan Requirements -	Residential Density (RS-1)	Applicant's proposal
Minimum lot area	10,000 sq. ft.	253,325.21 sq. ft. (5.82 AC)
Minimum lot width	75 ft. total	538.39 ft.
Minimum lot depth	100 ft. total	373.16 ft.
Density	4 dwelling units/gross acre	1 Church, Existing
Front yard setback	25 ft. from street line	173'-5" to Existing Canopy, 219'-2" to Existing Learning Center Building
Side yard setback	10 ft. per side	16'-10" at North side
Rear yard setback	10 ft.	59'-8" to Existing Sanctuary
Ocean setback	50 feet west of CCCL	Not applicable
High-rise setback	Not applicable	Not applicable
Minimum floor space per dwelling unit	1,000 to 1,400 sq. ft. habitable space range	Not applicable
Maximum building height	2 stories not to exceed 30 ft.	35'-0" Existing Sanctuary Peak to Average Adj. Grade, 29'-8" Office Addition Proposed Peak to Adj. Grade
Maximum building dimension	100 feet	56' x 64'
Maximum lot coverage	35%	32%
Minimum landscaped open space	25% of lot area	68%
Maximum tower height	225 sq. ft.	Not applicable
Minimum parking	134 Spaces Required (Existing) Worship Space, Existing: 86 Spaces (1/3 seats) Daycare, Existing: 36 Spaces (16 staff + 20) Office: 12 Spaces (3,534 SF / 300SF)	165 Spaces, Existing to Remain Additional Parking information on A1.1



Upland Preserve
E.S.L. ZONING
24,635.21 S.F.
0.57 A.C.
CONSERVATION EASEMENT
(O.R.B.21398, PG.283)

Town of Juno Beach
RESOLUTION: 97-14680
EAST LINE OF SECTION 69

PBC JURISDICTION
Residential
ZONING: RS
LAND USE: MR-5
PETITION: N/A
RESOLUTION: N/A
1 and 2 STORY RESIDENCES



SITE LIGHTING, Existing
EXISTING POLE LIGHTING, TO REMAIN
COOPER GSM-AM-250-MH-MT-SL-FG / MOUNTED @ 20' AFG
(SEE IMAGE ABOVE)

SITE DRAINAGE, Existing
EXISTING CATCH BASIN DRAIN

FIRE HYDRANTS, Existing
EXISTING FIRE HYDRANT
EXISTING STAND PIPE

DUMPSTER, Existing
EXISTING DUMPSTER

PBC JURISDICTION
Residential
ZONING: RS
LAND USE: MR-5
PETITION: N/A
RESOLUTION: N/A

1 SITE PLAN
SCALE: 1" = 30'-0"

NOT FOR CONSTRUCTION

HSLC OFFICE ADDITION
13301 ELLISON WILSON RD
JUNO BEACH, FLORIDA 33408

SUBMITTALS/REVISIONS:
SITE PLAN REVIEW
PROJECT NO. 13013 DATE 06.24.22
SHEET TITLE
SITE PLAN

A1.1