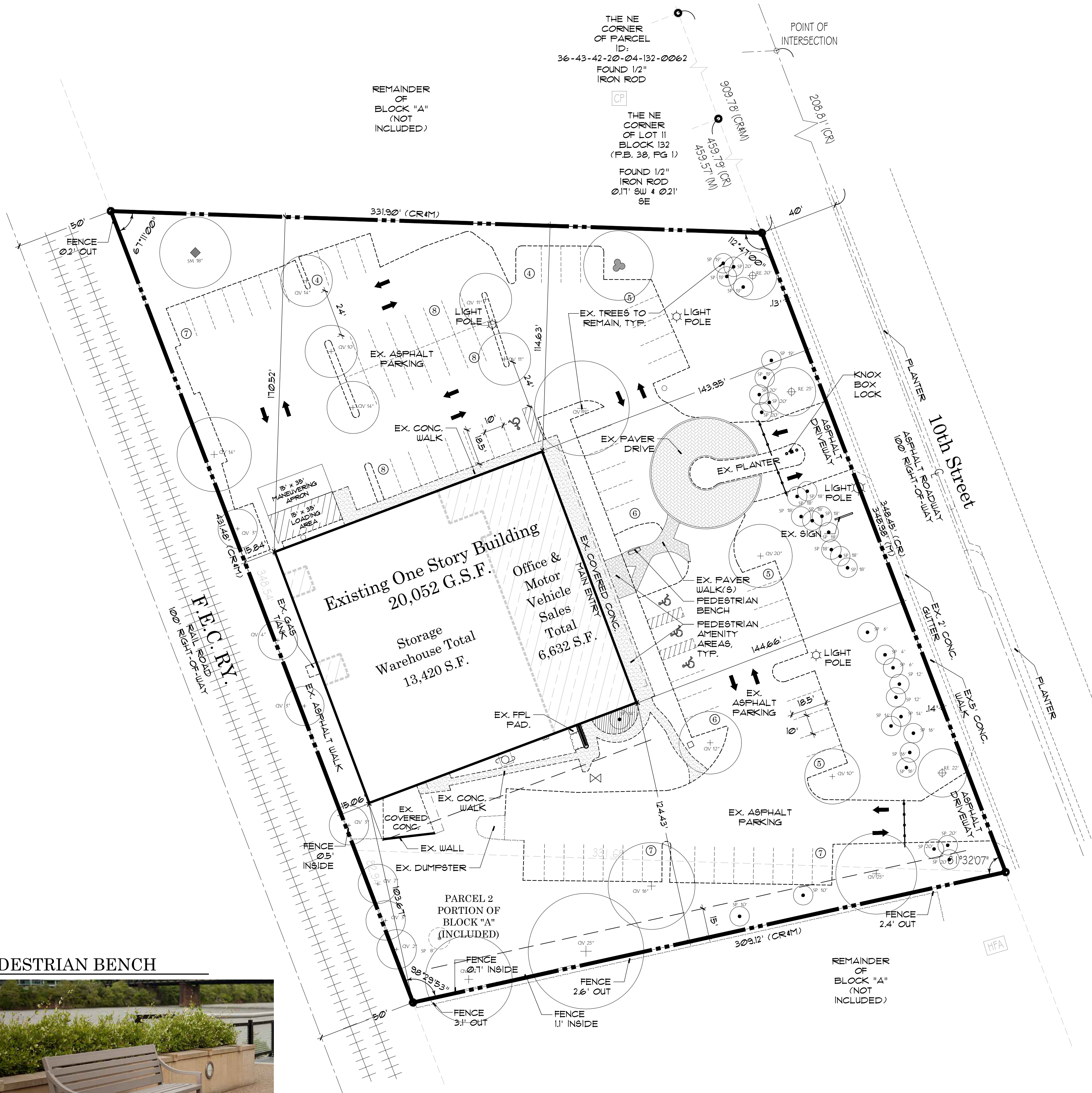


FILE: P:\STALP\PROJECTS\1220 10TH STREET - 22-0819\DRAWINGS\CURRENT\1220 10TH STREET PRELIMINARY SITE PLAN BLDG RENOV SITE EXIST_4.DWG
PLOTTED: 4/7/2023 AT 4:59PM BY: DSIENSEN
XREFS: X222019_A-11.DWG X222019_EXTR-11.DWG X222040_EXTR-11.DWG

PEDESTRIAN BENCH



6' ALUMINUM BENCH BY FORMS & SURFACES OR EQUAL
CORDIA MODEL WITH ALUMINUM SLATS
COLOR TO MATCH ARCHITECTURE
WWW.FORMS-SURFACES.COM
800-451-0410



SITE DATA:

PROJECT NAME: 1220 10th Street
EXISTING FUTURE LAND USE: C - Commercial
ZONING: C-2; Commercial
SECTION - TOWNSHIP - RANGE: 20-42-43
SITE AREA AC.: 2.74 AC. (119,270.67 s.f.)
PROPOSED USE: OFFICE, MOTOR VEHICLE SALES & STORAGE WAREHOUSE

BUILDING DATA:

EXISTING BUILDING S.F.: 20,052 S.F.
PROPOSED USES:
OFFICE/MOTOR VEHICLE SALES S.F.: 6,632 S.F.
WAREHOUSE/STORAGE S.F.: 13,420 S.F.
GROSS S.F.: 20,052 S.F.

	REQUIRED	PROVIDED
FRONT SETBACK (10TH STREET):	25'	143.95'
SIDE SETBACK (NORTH):	15'	48.25'
SIDE SETBACK (SOUTH):	15'	15'
REAR SETBACK (WEST):	15'	15.06'
BUILDING HEIGHT LIMIT:	50' MAX	N/A
F.A.R.:	2.0 MAX	0.25

LOT COVERAGE:

	REQUIRED	PROVIDED
MIN. OPEN SPACE :	15%	42,636.23 s.f.(0.89 Ac.), 36%
BUILDING COVERAGE :		20,052 s.f.(0.46 Ac.), 17%
IMPERVIOUS COVERAGE:		76,634.44 s.f. (64%)
PERVIOUS COVERAGE:		42,636.23 s.f. (36%)

PARKING DATA:

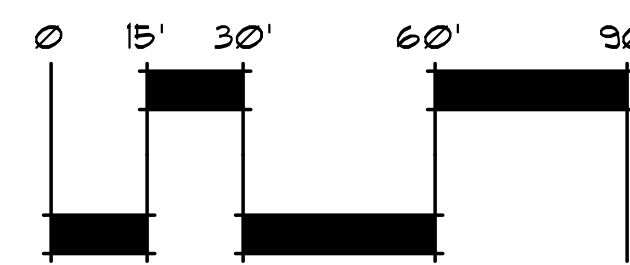
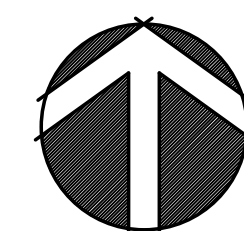
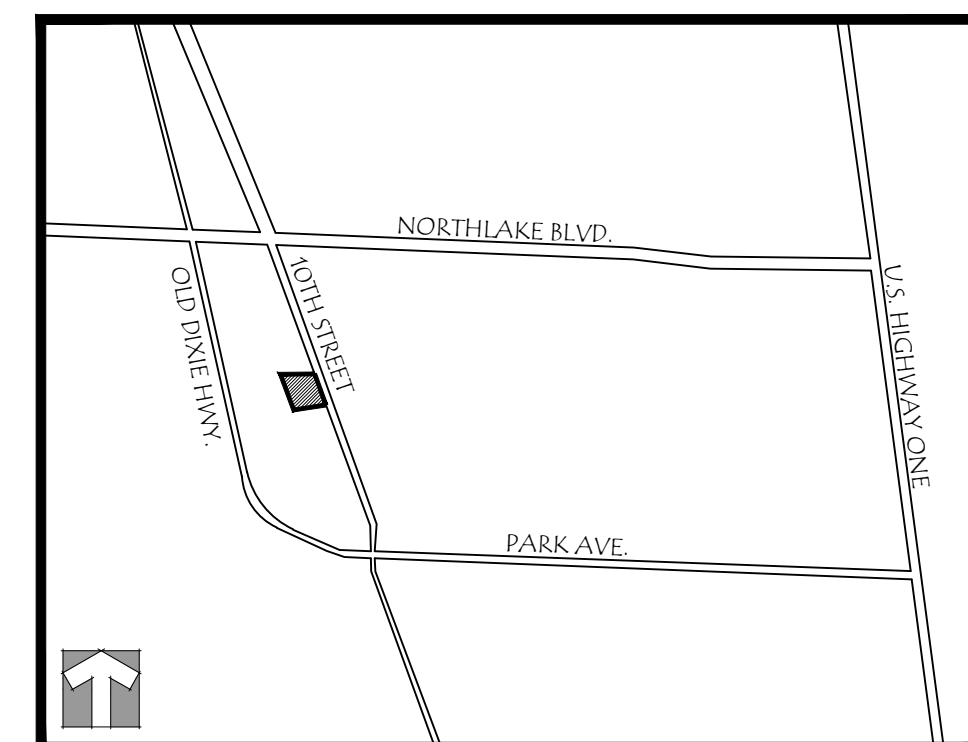
	REQUIRED	PROVIDED
TOTAL PARKING :		
BUSINESS OFFICES/STUDIO, INDIVIDUAL/MOTOR VEHICLE SALES: 5 SP / 1,000 S.F. OFFICE (6,632 SF)	13 SPACES	38 SPACES
WAREHOUSE: 1 SP / 2,000 S.F. (13,420 SF) 1 SP/EMPLOYEE (MAX SHIFT): 10	7 SPACES 10 SPACES	32 SPACES 10 SPACES
TOTALS:	30 SPACES	80 SPACES

HANDICAP PARKING:	4 SPACES	4 SPACES
LOADING SPACES:	1 SPACES	1 SPACES

GENERAL NOTES:

- SITE PLAN FOR INTERIOR AND EXTERIOR RENOVATIONS OF THE EXISTING BUILDING AND ASSOCIATED UTILITIES/IRRIGATION.
- PARKING AREAS TO BE SINGLE STRIPED AS PER TOWN OF LAKE PARK CODE.
- HANDICAPPED & DIRECTIONAL SIGNAGE WILL BE PROVIDED ON SITE & WILL MEET ALL STATE & LOCAL CODES.
- ALL PARKING AREAS SHALL BE ASPHALT PAVED OR EQUIVALENT.
- THE DIRECTION OF ALL PROPOSED LIGHTING SHALL BE DIRECTED AWAY FROM ADJACENT PROPERTIES.
- IRRIGATION SOURCE SHALL BE POTABLE OR WELL WATER SOURCE.
- ALL PLANTING AREAS SHALL RECEIVE 100% COVERAGE FROM A FULLY AUTOMATIC IRRIGATION SYSTEM, EQUIPPED WITH A RAIN SENSOR.
- ALL MECHANICAL/ELECTRICAL EQUIPMENT SHALL BE SCREENED FROM VIEW.

LOCATION MAP:



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2GHO INC.

Landscape Architects
Planners
Environmental
Consultants

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www.2GHO.com

Site Development Plan 1220 10th Street Town of Lake Park, Florida

Designed: GGG
Drawn: PSS
Approved: GGG/EOM/MTB
Date: 10-4-22
Job no: 22-0414
Revisions: 3-25-23
4-12-23
4-20-23

Digitally
signed by
Daniel S
Siemens
Date:
2023.04.24
07:45:16
-04'00'

LC 00001171
Sheet Title:
Site
Development
Plan

Scale: 1"=30'

Sheet No.

SP-1

22-0414