



Landscape Architects
Land Planners
Environmental Consultants

1934 Commerce Lane Suite 1 Jupiter, Florida 33458 561.747.6336 · Fax 747.137 www.cotleurhearing.com Lic# LC-26000535

Narin Country, Florida

Magge
Site Plan - Phase If (West)

0' 30' 60' 120' Scale: 1" = 60'

Scale: 1" = 60'

DESIGNED DEH

DRAWN RO

APPROVED DEH

JOB NUMBER 20-0101.01

DATE 01-12-22

REVISIONS 06-03-22

08-21-23 07-11-22

01-23-24 09-15-22

02-12-24 11-04-24 05-15-23

03-13-24 03-26-25 07-20-23

09-09-24 10-13-25 05-28-24

October 13, 2025 12:04:03 p.m. Drawing: 20-0101 SP_WEST.DWG

SHEET 1 OF 4

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BUI	LDING A (Waterfront)		
BUILDING TYPE & FRONTAGE TYPE			
BUILDING TYPE	Marine Service, (TYPE 10)		
BUILDING FOOTPRINT	9,681		
UNIT COUNT	N/A		
	REQUIRED	PROVIDED	
CEILING HEIGHT OF FIRST FLOOR	12'	18'	
BUILDING HEIGHT (MAX.)	40'	25'-4"	
FRONTAGE TYPE	SHOPFRONT		
FRONTAGE REGULATIONS			
WIDTH, LENGTH OF FAÇADE	70% MIN.	70%	
DOOR RECESS	10' MAX.	4.3'	
STOREFRONT BASE	1' MIN./ 3' MAX.	1'	
GLAZING HEIGHT	8' MIN.	9'	
FAÇADE TRANSPARENCY (%)	1ST FLOOR 20%-70%	38%	
	2ND FLOOR 20%-50%	NA	
BUILDING PLACEMENT	REQUIRED	PROVIDED	
FRONTAGE (%)	80%	0%	
FRONT BUILD-TO-ZONE	0' MIN., 15' MAX.	19'*	
SIDE AT STREET BUILD-TO-ZONE	0' MIN., 15' MAX.	6'	
SIDE AT PROPERTY LINE SETBACK	0' MIN. OR	74'	
REAR YARD SETBACK	5' MIN/0' MIN W ALLEY	NA	
PARKING PLACEMENT	REQUIRED	PROVIDED	
FRONT SETBACK	30'	15'*	
SIDE AT STREET SETBACK	10' MIN.	NA	
SIDE AT PROPERTY LINE SETBACK	O' MIN	7.8'	
REAR SETBACK	5' MIN./0' W/ALLEY	NA	
BICYCLE OR PEDESTRIAN AMENITIES	1 BICYCLE RACK, 1 BENCH	PROVIDED	

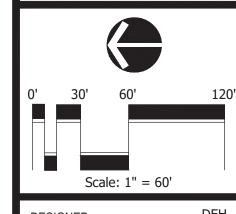
E	BUILDING P (CORE)		
BUILDING TYPE & FRONTAGE TYPE			
BUILDING TYPE	Mixed-Use Building, (TYPE 13)		
BUILDING FOOTPRINT	12,411 SF (INCLUDES 3,200SF COVERED PATIO)		
UNIT COUNT	N/A		
	ALLOWED	PROVIDED	
CEILING HEIGHT OF FIRST FLOOR	N/A	14'	
BUILDING HEIGHT	40'	37'-3"	
FRONTAGE TYPE	STOREFR	ONT	
FRONTAGE REGULATIONS			
WIDTH, LENGTH OF FAÇADE	70% MIN.	100%	
DOOR RECESS	10' MAX.	0'	
STOREFRONT BASE	1' MIN./ 3'	1'	
STOREFRONT BASE	MAX.	T	
GLAZING HEIGHT	8' MIN.	11'	
	1ST FLOOR	45%	
FAÇADE TRANSPARENCY (%)	20%-70%	45/0	
	2ND FLOOR		
	20%-50%	22%	
INTERIOR SEATING AREA	3,000 SF		
BUILDING PLACEMENT	REQUIRED	PROVIDED	
FRONTAGE (%)	80%	0%*	
FRONT BUILD-TO-ZONE	0' MIN., 15' MAX	21.7'	
SIDE AT STREET BUILD-TO-ZONE	0' MIN./15' MAX.	N/A	
SIDE AT PROPERTY LINE SETBACK	0' MIN. OR 5' MIN.	N/A	
REAR YARD SETBACK	10' MIN./ 5' MIN. W/ALLEY	28.8'	
PARKING PLACEMENT	REQUIRED	PROVIDED	
FRONT SETBACK	30'	NA	
SIDE AT STREET SETBACK	10' MIN.	NA	
SIDE AT PROPERTY LINE SETBACK	0' MIN.	NA	
REAR SETBACK	5' MIN./0' W/ALLEY	NA	
BICYCLE OR PEDESTRIAN AMENITIES	1 BICYCLE RACK, 1 BENCH	PROVIDED	

BU	JILDING O (WATERFRONT)		
BUILDING TYPE & FRONTAGE TYPE			
BUILDING TYPE	ACCESSOR	Υ	
	(RESTAURANT (T	YPE 12))	
BUILDING FOOTPRINT	2,520 SF		
UNIT COUNT	N/A		
	REQUIRED	PROVIDED	
CEILING HEIGHT OF FIRST FLOOR	N/A	10'	
BUILDING HEIGHT (MAX)	40'	15'2"	
FRONTAGE TYPE	N/A		
BUILDING PLACEMENT	REQUIRED	PROVIDED	
FRONTAGE (%)	N/A	N/A	
FRONT BUILD-TO-ZONE	N/A	N/A	
SIDE AT STREET BUILD-TO-ZONE	N/A	N/A	
SIDE AT PROPERTY LINE SETBACK	5' MIN.	68'	
REAR YARD SETBACK	5' MIN.	61'	
PARKING PLACEMENT	REQUIRED	PROVIDED	
FRONT SETBACK	30'	N/A	
SIDE AT STREET SETBACK	10' MIN.	N/A	
SIDE AT PROPERTY LINE SETBACK	0' MIN.	N/A	
REAR SETBACK	5' MIN./0' W/ALLEY	N/A	
BICYCLE OR PEDESTRIAN AMENITIES	1 BICYCLE RACK, 1 BENCH	PROVIDED	

1	BUILDING N (CORE)		
BUILDING TYPE & FRONTAGE TYPE			
BUILDING TYPE	SHOPFRONT		
	RESTAURANT (TYPE	E 11)	
BUILDING FOOTPRINT	10,433 SF (INCLUDES 2,520 SF COVERED PATIO)		
UNIT COUNT	N/A		
	REQUIRED	PROVIDED	
CEILING HEIGHT OF FIRST FLOOR	N/A	14'	
BUILDING HEIGHT	40'	30'2"	
FRONTAGE TYPE	STOREFRONT		
FRONTAGE REGULATIONS			
WIDTH, LENGTH OF FAÇADE	70% MIN.	46%*	
DOOR RECESS	10' MAX.	0'	
STOREFRONT BASE	1' MIN./ 3' MAX.	1'	
GLAZING HEIGHT	8' MIN.	8'	
FAÇADE TRANSPARENCY (%)	1ST FLOOR 20%-70%	20.00%	
	2ND FLOOR 20%-50%	NA	
INTERIOR SEATING AREA	5000 SF		
EXTERIOR SEATING AREA	2520 SF		
BUILDING PLACEMENT	REQUIRED	PROVIDED	
FRONTAGE (%)	80%	0%*	
FRONT BUILD-TO-ZONE	0' MIN., 15' MAX.	20'*	
SIDE AT STREET BUILD-TO-ZONE	0' MIN., 15' MAX.	NA	
SIDE AT PROPERTY LINE SETBACK	0' MIN. OR 5' MIN.	NA	
REAR YARD SETBACK	10' MIN./ 5' MIN. W/ALLEY 33.5'		
PARKING PLACEMENT	REQUIRED	PROVIDED	
FRONT SETBACK	30'	NA	
SIDE AT STREET SETBACK	10' MIN.	NA	
SIDE AT PROPERTY LINE SETBACK	0' MIN.	NA	
REAR SETBACK	5' MIN./0' W/ALLEY	33'	
BICYCLE OR PEDESTRIAN AMENITIES	1 BICYCLE RACK, 1 BENCH	PROVIDED	



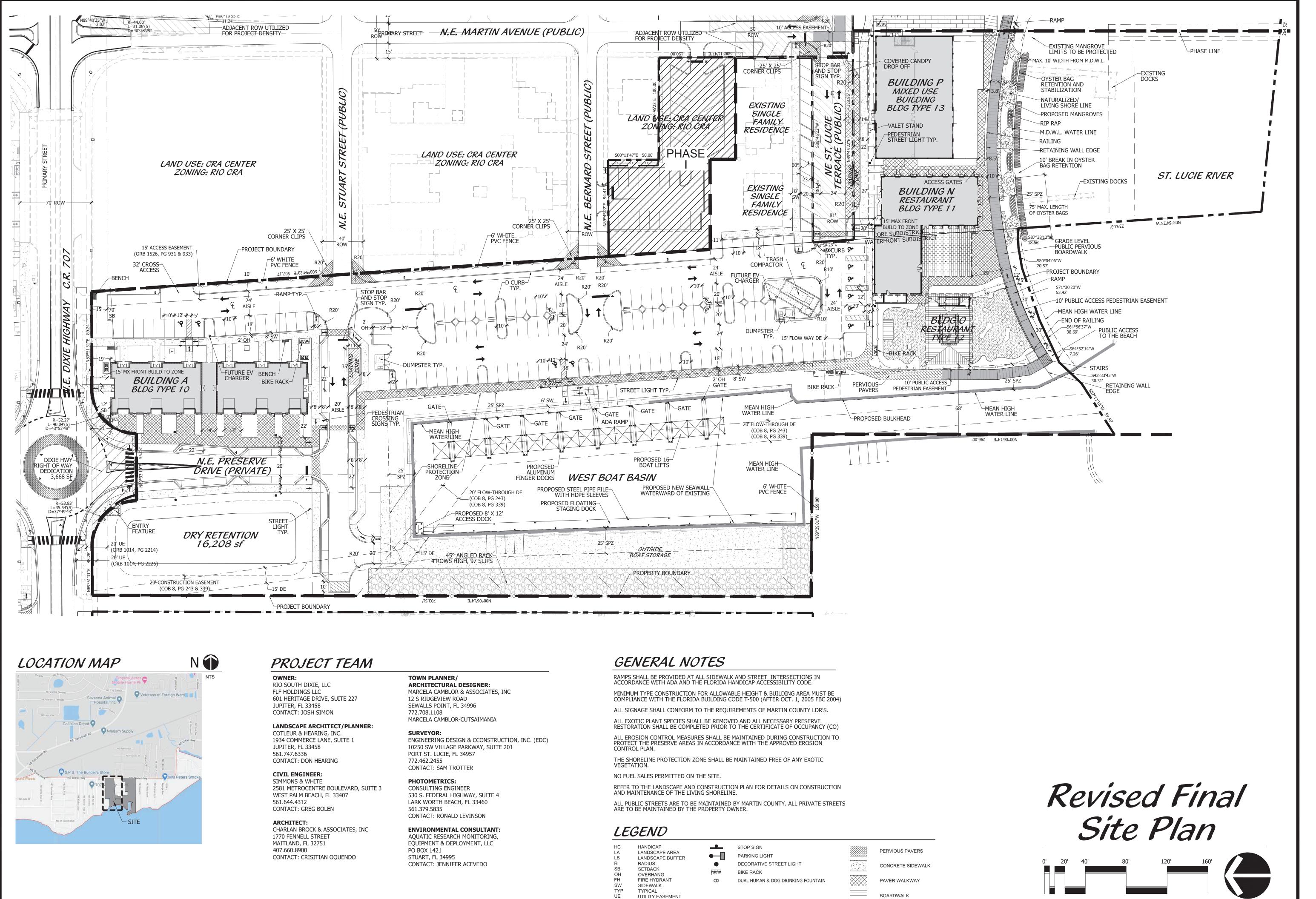
KIO Martin Country, Florida



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DRAINAGE EASEMENT

SHORELINE PROTECTION ZONE

CENTER LINE

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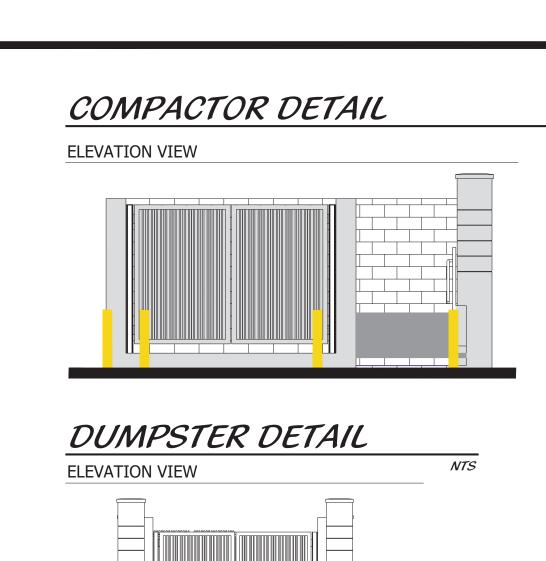
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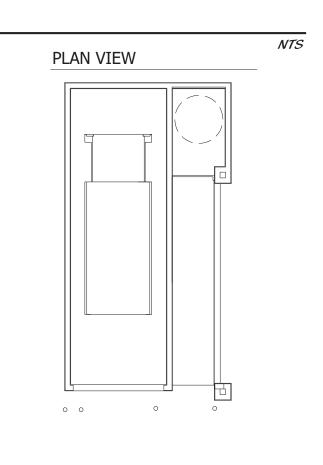
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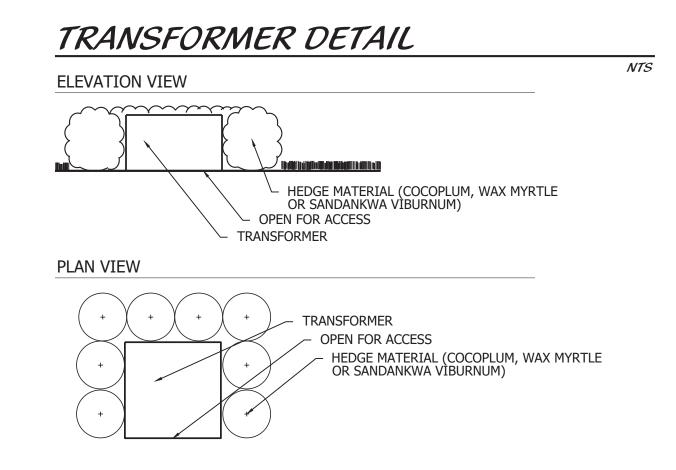
North

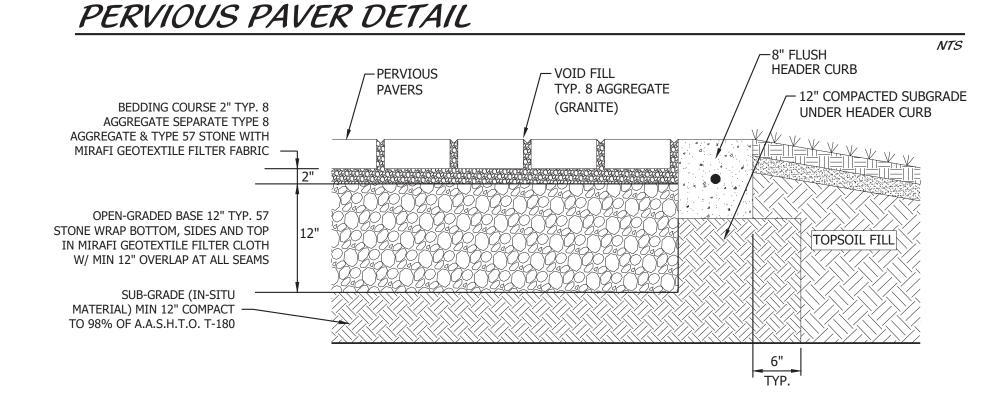
Scale: 1'' = 40'

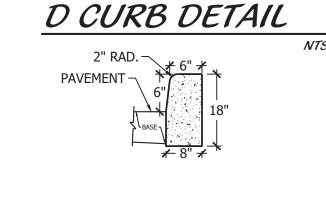
RIVERWALK PUBLIC ACCESS EASEMENT











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Hearing

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Phase Florida

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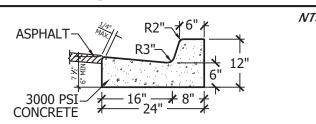
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Land Planners

VALLEY CURB DETAIL

/-WEARING SURFACE NOTE: SAWCUTS REQUIRED AT 10' CENTERS

F CURB DETAIL



NOTE: WHEN USED ON HIGH SIDE OF ROADWAYS THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE SLOPE OF ADJACENT PAVEMENT AND THICKNESS OF THE LIP SHALL BE 6 INCHES.

> 0%, an 80% deviation om the requirement

PLAN VIEW 16'-0"

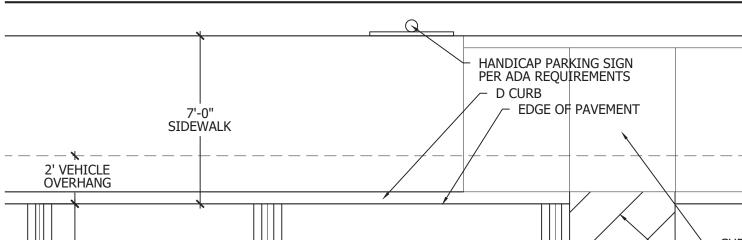


WWW.LANDSCAPEFORMS.COM CONCORD COLLECTION EMERSON BIKE RACK FINISH: POWDER COATED (METALLIC) COLOR: BRONZE

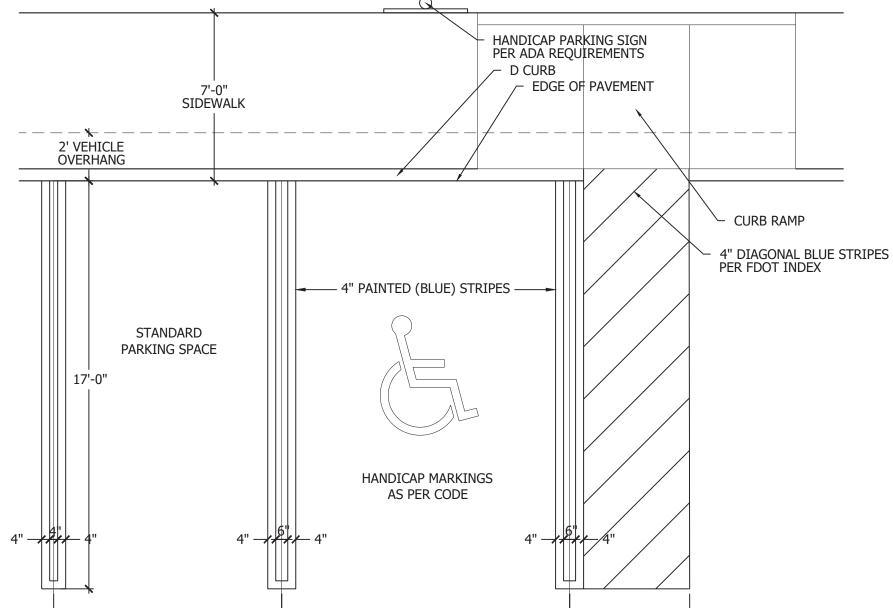
RADEAN POST TOP AREA LUMINAIRE LED AREA LIMINAIRE

LIGHTING DETAIL

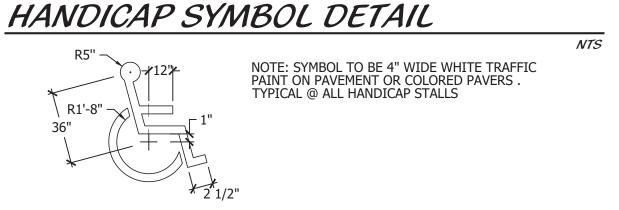
ALTERNATIVE COMPLIANCE REQUIREMENT REQUEST REQUEST# Shopfront buildings Building A, N, and P are required a have a proposed 12, §12.3.05 FIGURE R 1+A3:D9 minimum frontage Frontage Buildout of

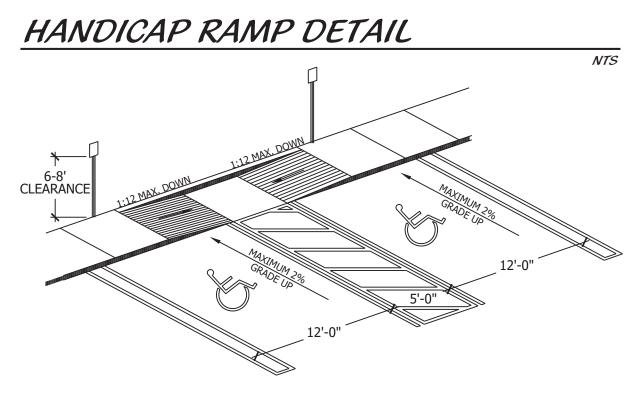


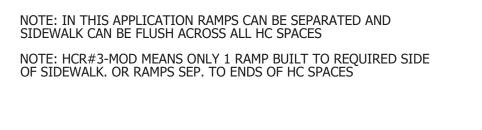
STANDARD AND HANDICAP PARKING DETAIL

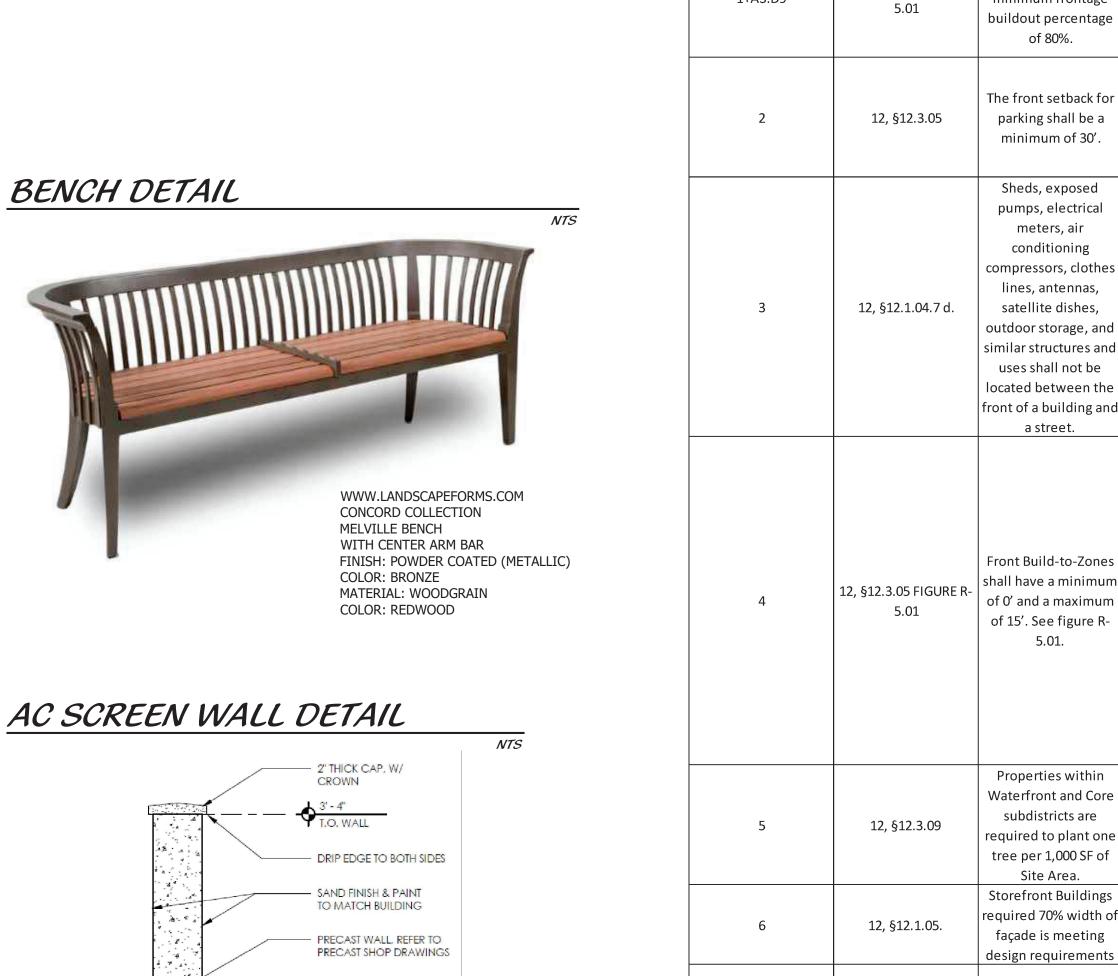


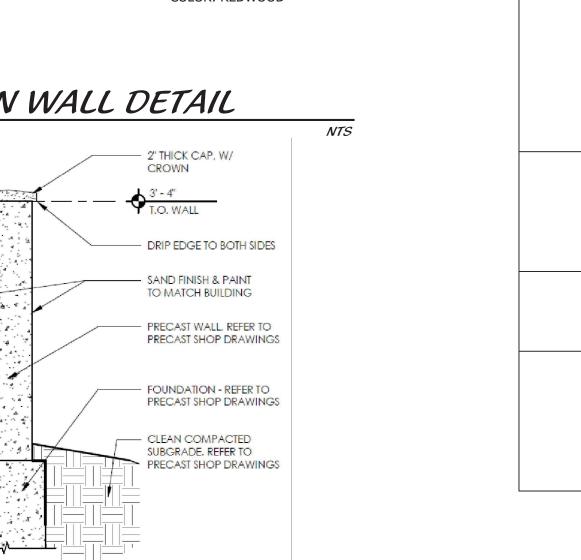
NTS

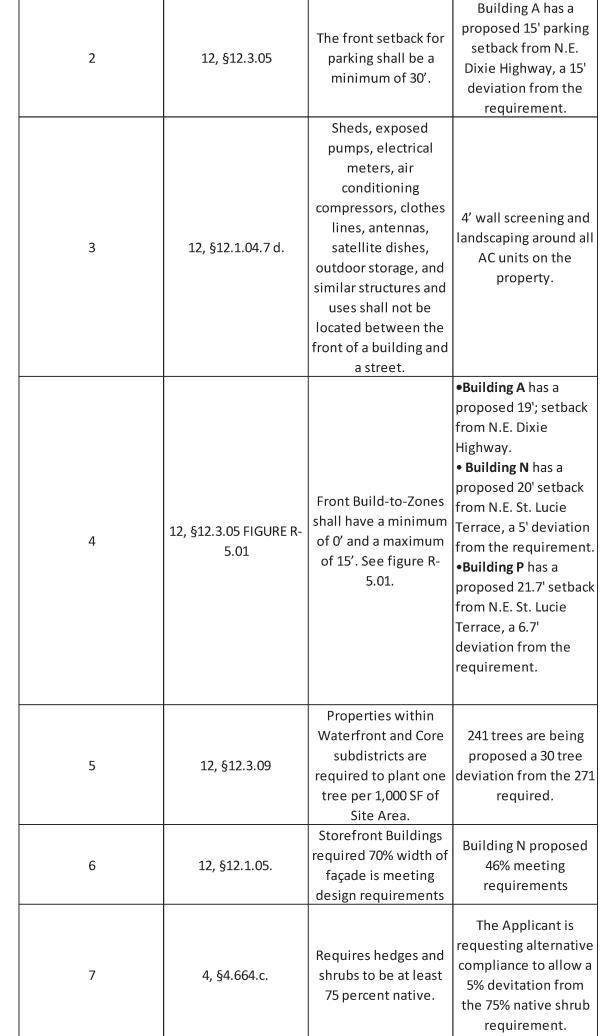












TRASH CAN DETAIL



WWW.LANDSCAPEFORMS.COM CONCORD COLLECTION POE LITTER SIDE OPENING FINISH: POWDER COATED (METALLIC) COLOR: BRONZE

HANDICAP SIGN DETAIL



TOP SYMBOL & BORDER = WHITE BOTTOM TEXT & BORDER = BLACK TOP BACKGROUND = BLUE BOTTOM BACKGROUND = WHITE

TEXT & BORDER = BLACK BACKGROUND = WHITE

6' PVC FENCE DETAIL



Site Details

4 of 4 SHEET © COTLEUR & HEARING, INC. These drawings are the property of the architect and are not to be used for extensions or on other projects except

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