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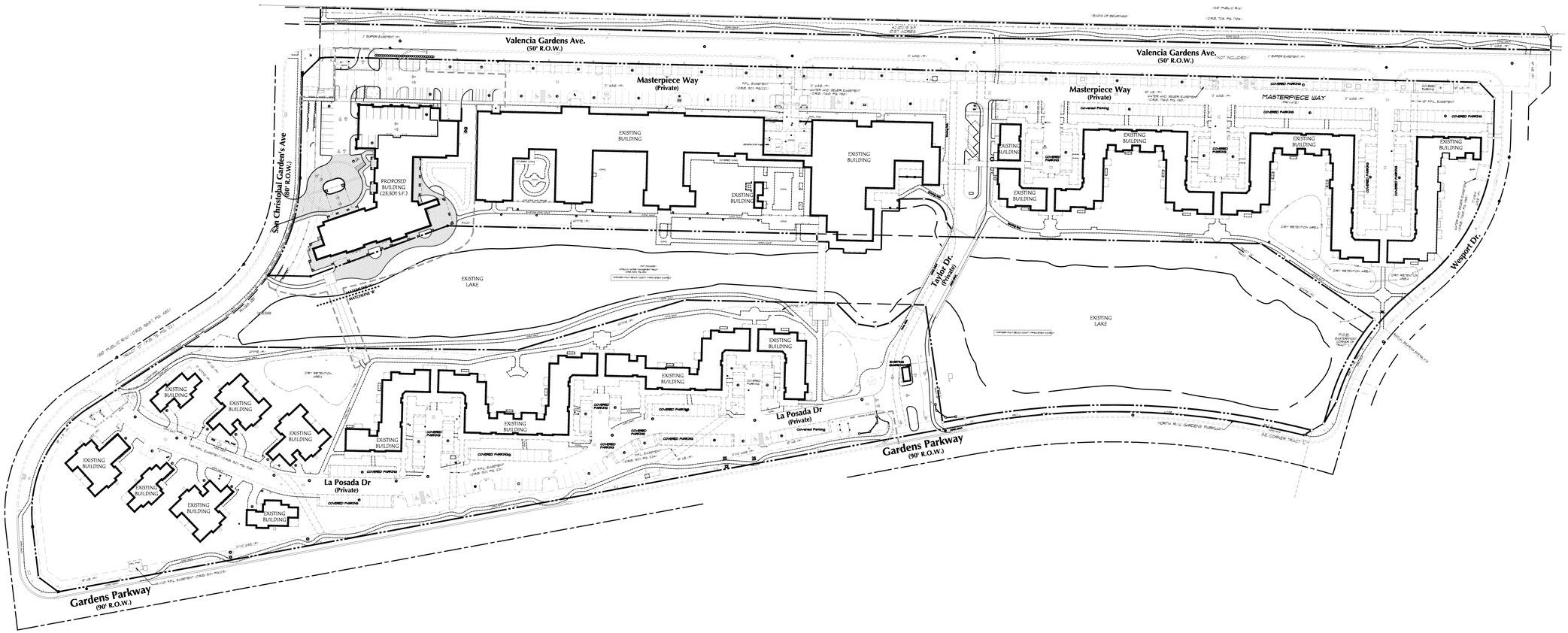
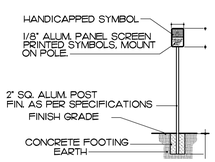
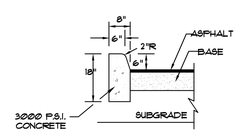




Disabled Parking Sign

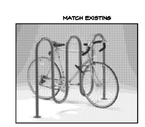
N.T.S.



Type "D" Curb Detail

REFER TO FDOT INDEX 300 FOR ADDITIONAL INFORMATION.

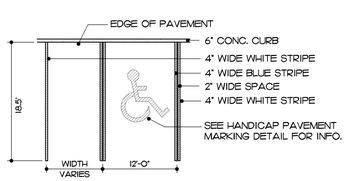
N.T.S.



BIKE RACK SHALL MATCH EXISTING RACKS & BENCHES. INSTALLATION & POWDER COATED FINISH TO MATCH EXISTING RACKS UNLESS OTHERWISE APPROVED BY OWNER & LANDSCAPE ARCHITECT

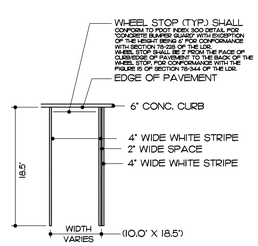
Bike Rack Detail

N.T.S.



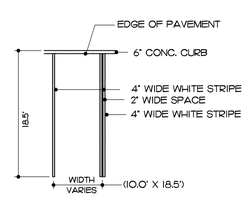
Handicap Parking Stall Detail

N.T.S.



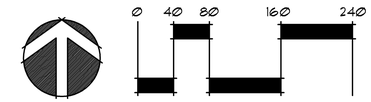
Wheel Stop Parking Stall Detail

N.T.S.



'D' Curb Parking Stall Detail

N.T.S.



Gentile Glas Holloway O'Mahoney & Associates, Inc.
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Planners
Environmental Consultants

1907 Commerce Lane
Suite 101
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561-575-5260 FAX
www.2GHO.com

OVERALL SITE PLAN
La Posada
PALM BEACH GARDENS, FLORIDA

Designed: BRD
Drawn: BRD
Approved: GGG/EOM/MTH
Date: 09/12/14
Job no. 13-0613
Revisions:

Seal

LC 0000177

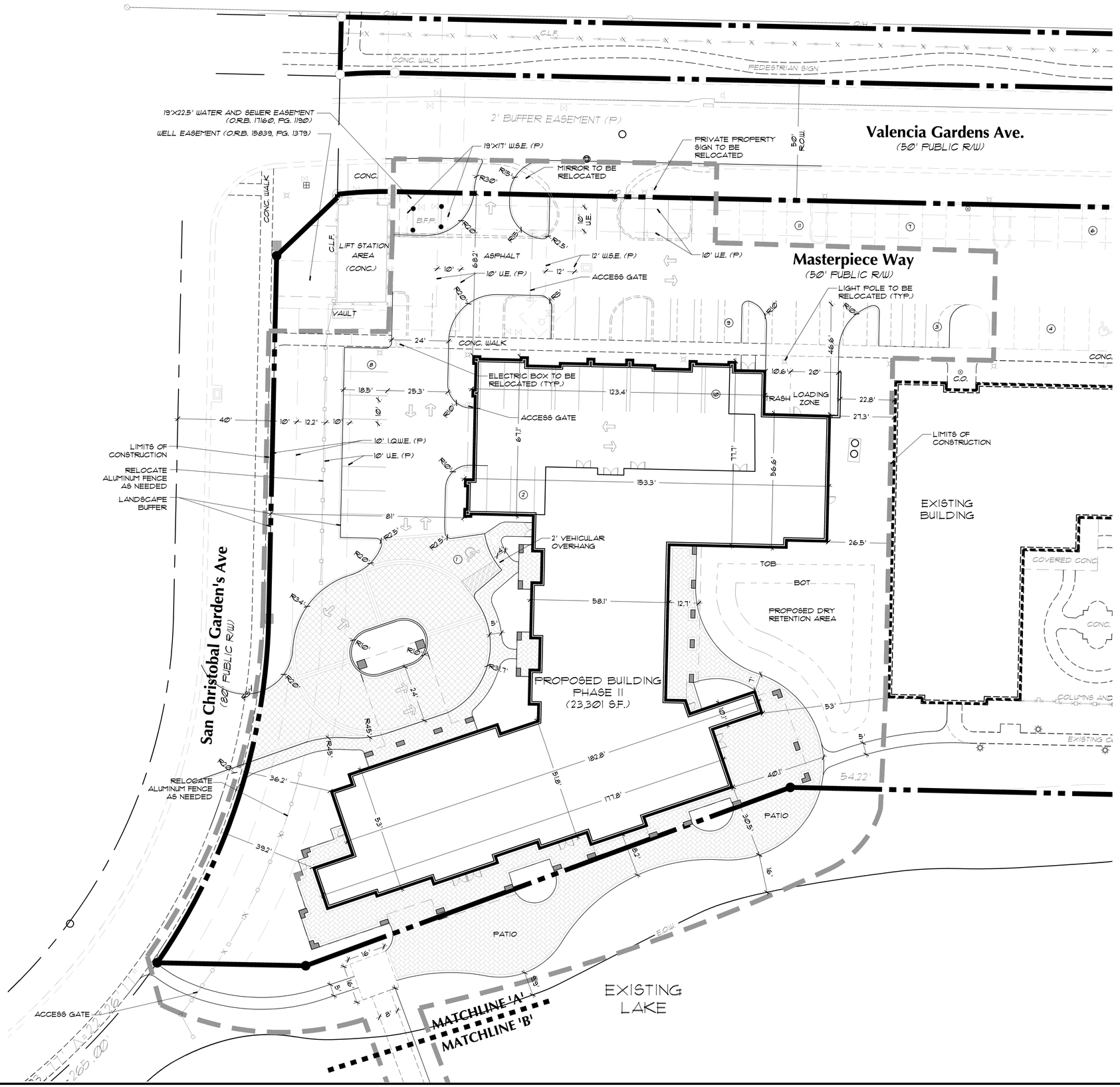
Sheet Title:
Overall Site Plan

Scale: 1" =80'

Sheet No.
SP-1

13-0316.1

FILE: O:\LA POSADA 05-0501 13-0613\DRAWINGS\CURRENT\BUILDING ADDITION\LA POSADA BUILDOUT BASE 4.DWG
PLOTTED: 9/12/14 AT 10:52AM BY: BEN
XREFS:



SITE DATA:

PETITION NO.	-
PROJECT NAME:	LA POSADA
EXISTING FUTURE LAND USE:	DRI/PCD/RH
ZONING:	PCD
SECTION - TOWNSHIP - RANGE:	8-42-43
PCN's	52434206120010010 52434206120010020 52434206120020000 52434206120030000 52434206120120020
GROSS AC.:	22.5 AC. (980,100 s.f.)
EXISTING USE:	ASSISTED LIVING FACILITY

BUILDING DATA:

APPROVED UNITS : 300 UNITS TOTAL

UNITS:

	APPROVED	PROPOSED BUILDOUT
INDEPENDENT LIVING : (APARTMENTS / COTTAGES)	241 UNITS	198 UNITS
ASSISTED LIVING :	30 BEDS/ 30 UNITS	164 BEDS/ 82 UNIT
SKILLED NURSING FACILITY :	58 BEDS/ 29 UNITS	40 BEDS/ 20 UNITS
	300 UNITS	*300 UNITS MAX

*(PROVIDES FOR UNIT BED CONVERSION NOT TO EXCEED 300)

OPEN SPACE DATA:

OPEN SPACE REQUIRED:	35%	
OPEN SPACE PROVIDED:	52%	51%

PARKING DATA:

EXISTING PARKING :	410 SPACES
PARKING REQUIRED:	305 SPACES
PARKING PROPOSED:	431 SPACES

	EXISTING	PROPOSED
HANDICAP REQUIRED:	9 SPACES	10 SPACES
HANDICAP PROVIDED:	9 SPACES	10 SPACES
LOADING SPACES REQUIRED:	1 SPACE	1 SPACE
LOADING SPACES PROVIDED:	2 SPACES	2 SPACES

BUILDING SETBACKS:	APPROVED	PROPOSED
FRONT SETBACK (GARDENS PKWY.):	30'	N.C.
REAR SETBACK :	70'	N.C.
WEST SETBACK:	30'	N.C.
EAST SETBACK:	6' - 4"	N.C.
BUILDING HEIGHT LIMIT: (EXCLUDES TOWERS)	39' MAX	60'
BUILDING LOT COVERAGE:	35% MAX	N.C.

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SITE DEVELOPMENT PLAN

La Posada

PALM BEACH GARDENS, FLORIDA

Designed: BRD
Drawn: BRD
Approved: GGG/EOM/MTH
Date: 09/12/14
Job no. 05-0615
Revisions:

Seal

LC 0000177

Sheet Title:
Site Development Plan

Scale: 1" =20'

Sheet No.
SP-2

13-0000

FILE: O:\LA POSADA 05-0615\13-0613\DRAWINGS\CURRENT\BUILDING ADDITION\LA POSADA BUILDOUT BASE ADV.DWG
PLOTTED: 9/12/14 AT 12:56PM BY: BEN
XREFS: