

PHASING PLAN

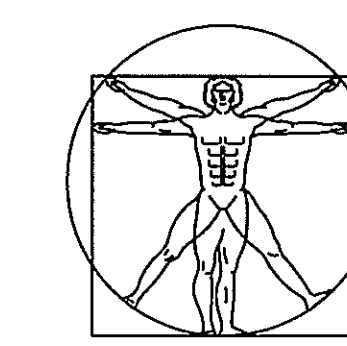
PHASE II - SEE SHEET A-2
PHASE III - SEE SHEET A-3

PHASE I - PARKING REQUIREMENTS	PHASE I - PARKING PROVIDED
RETREAT CENTER USE, CLASSIFIED AS HOTELS AND MOTELS	SOUTH PARKING (PROPOSED)
NO. OF BEDROOMS (SEE FLOOR PLANS SHEET A-5(A-E))	REGULAR SIZE 12
NEW DORMITORY WING	COMPACT 3
1ST FLOOR 8	ACCESSIBLE 2
2ND FLOOR 9	SUBTOTAL 17
3RD FLOOR 10	27 BR.
EXISTING RETREAT 6 BR. (SEE SHEET A-6)	NORTH PARKING (EXISTING)
TOTAL 33 BR.	REGULAR SIZE 11
PARKING SPACES PER BED 0.1 (LDR SECT. 4.6.9 (c) XqTXe)	COMPACT 4
PARKING REQUIRED PER BEDRT. COUNT 24 SPACES	ACCESSIBLE 1
ANCILLARY AREAS = 1621 SF/100 = 17 SPACES	SUBTOTAL 16
DINING, LIVING, FAMILY ROOM, ETC.	TOTAL SPACES PROVIDED 33
NOTE: DUE TO THE NATURE OF ACTIVITIES ONLY THE PARTICIPANTS WILL USE THE ANCILLARY AREAS. SEE LETTER OF JUSTIFICATION REQUESTING WAIVER.	(COMPACT CARS - 23%)

LEGAL DESCRIPTION		
THE NORTH QUARTER (N. 1/4) OF THE SOUTHWEST QUARTER (SW. 1/4) OF THE NORTHWEST QUARTER (NW. 1/4) OF SECTION 13, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LESS THE WEST 600 FEET THEREOF, CONTAINING 5.321 ACRES MORE OR LESS		
SITE DATA		
PROPERTY ADDRESS: 14281 GALLAGHER RD. DELRAY BEACH, FL		
ZONING: C.F. COMMUNITY FACILITIES		
AREA OF PROPERTY: 5.32 ACRES (231,783 SQ. FT.)		
USE: RETREAT CENTER		
CLASSIFICATION: ASSEMBLY (HOTELS, MOTELS)		
CONSTRUCTION TYPE: V-B - 2007 FL. BLDG. CODE		
BUILDING HEIGHT: 3-STORY - 40 FT.		
GROUND FLOOR AREAS:		
EXISTING BUILDING	4,450	SQ. FT. 1.91 %
PHASE I ADDITION	4,180	SQ. FT. 1.82 %
TOTAL FLOOR AREA (3FL)	8,630	SQ. FT. 3.73 %
POOL/DECK AREA	2,300	SQ. FT. 10.13 %
PARKING/PAVED AREA AND SIDE WALKS	34,558	SQ. FT. 14.90 %
WATER BODY (POND)	10,168	SQ. FT. 4.39 %
OPEN (LANDSCAPED) AREA	175,521	SQ. FT. 75.73 %

REG

ARCHITECTS
INTERIORS
PLANNERS
INCORPORATED



EST. 1988
RICK GONZALEZ, A.I.A.
PRESIDENT AR - 0014172
307 EVERNA STREET - 4TH FLR.
WEST PALM BEACH
FLORIDA 33401
PH: (561) - 659 - 2383
FAX: (561) - 659 - 5546
www.regarch.com

CORPORATION NUMBER
AA-0002447

ROSEAIRE RETREAT CENTER

PREPARED FOR:
ROSEAIRE RETREAT INC,
14281 GALLAGHER RD.
DELRAY BEACH FL, 33445

CLASS IV SPRAB SUBMITTAL

REVISIONS	NO.

DATE 11-20-09

SCALE AS NOTED

DRAWN AS

CHECKED REG-SR

REG No. 06003

© 2009

OWNERSHIP AND USE OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT THEY ARE MADE FOR IS EXECUTED OR NOT. THEY SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS OR FOR ADDITIONS TO THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

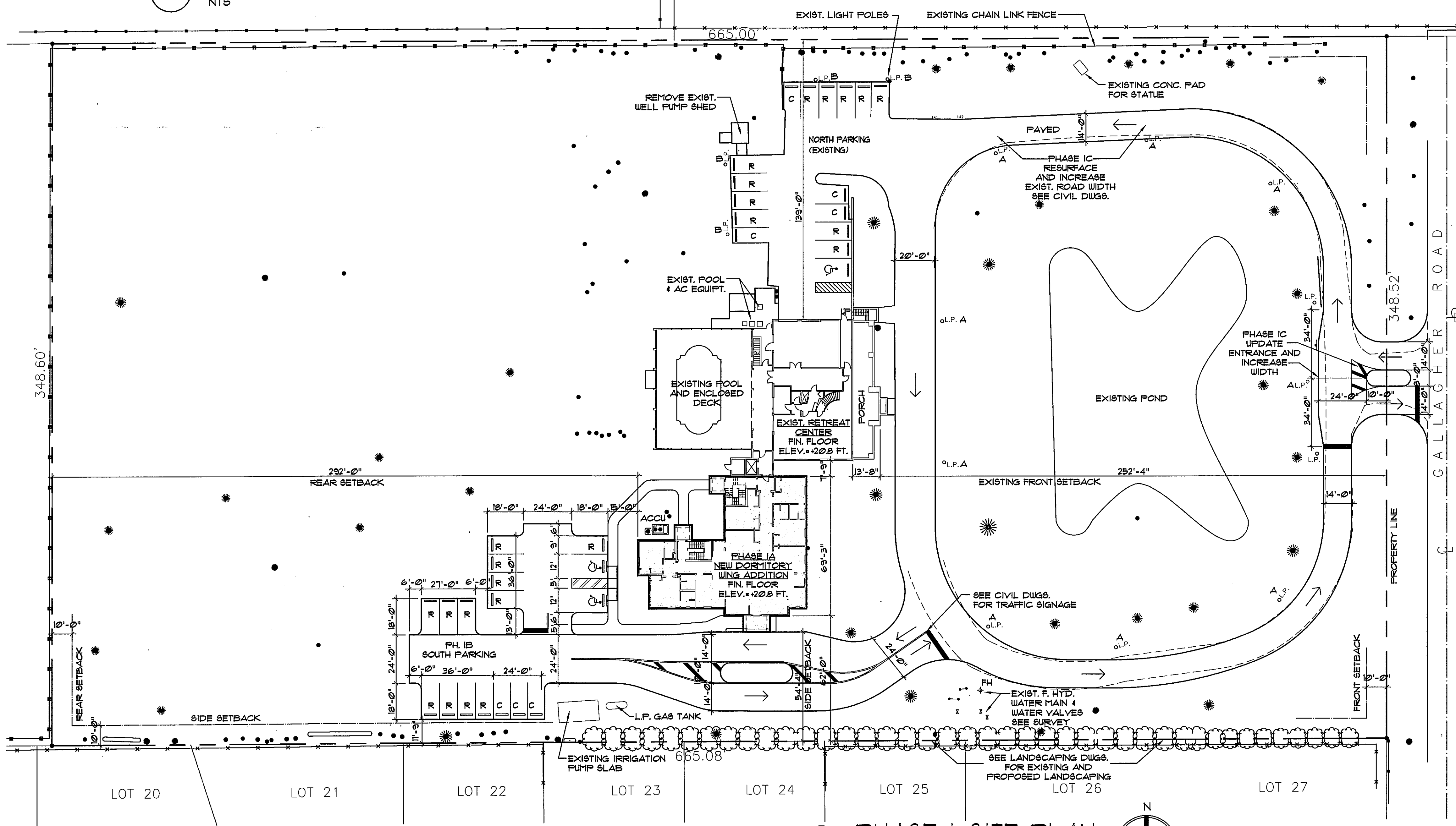
PHASE I

SITE PLAN

SPRAB SUBMITTAL

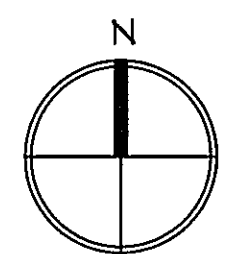
A1

NOT FOR CONSTRUCTION



PHASE I - SITE PLAN

1" = 30'-0"



NOTE: FOR PAVING, WATER AND SEWER SEE CIVIL DRAWINGS

PHASE I SCOPE OF WORK	
PH I-A	-NEW 3 STORY DORMITORY WING ADDITION SEE FLOOR PLANS ON SHEET A-5
PH I-B	NEW SOUTH PARKING AREA AND ACCESS ROAD
PH I-C	UPDATE MAIN ENTRANCE, INCREASE WIDTH AND RESURFACE EAST ACCESS ROAD. ADD LANDSCAPING-SEE LANDSCAPE PLANS

LEE'S CROSSING SUBDIVISION

LOT 20

LOT 21

LOT 22

LOT 23

LOT 24

LOT 25

LOT 26

LOT 27

N.W. 50TH AVE.
(50' ROAD EASEMENT)

N.W. 2ND STREET
(50' ROAD EASEMENT)

GALLAGHER ROAD

BRADY BOULEVARD