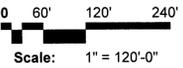




NORTH

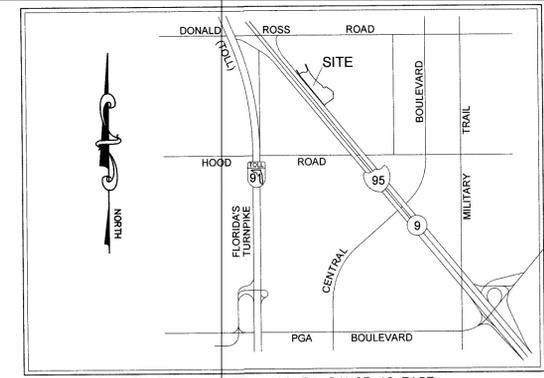


Scale: 1" = 120'-0"

Date: 12/23/2020
Project No.: 88-039.034
Designed By: HLC/RD
Drawn By: HLC/RD
Checked By: KT

Revision Dates:

12/23/2020	PBG SUBMITTAL
01/14/2021	PBG RESUBMITTAL
08/23/2021	PBG RESUBMITTAL
02/01/2022	PBG RESUBMITTAL
04/29/2022	PBG RESUBMITTAL
07/25/2022	PBG RESUBMITTAL
10/03/2022	PBG RESUBMITTAL
11/01/2022	PBG RESUBMITTAL
11/07/2022	PBG RESUBMITTAL



SECTION 26, TOWNSHIP 41 SOUTH, RANGE 42 EAST

LOCATION MAP
(NOT TO SCALE)

SITE DATA

APPLICATION NAME: ALTON MEDICAL CENTER
PETITION NUMBER: SPLN-21-12-000050
FUTURE LAND USE DESIGNATION: MXD (PCD)
EXISTING ZONING DISTRICT: PCD
PROPOSED ZONING DISTRICT: PCD
OVERLAY/STUDY AREA: BIOSCIENCE RESEARCH PROTECTION OVERLAY 52-42-41-26-01-002-0060
PROPERTY CONTROL NUMBER::
FLOOD ZONE: X

TOTAL SITE AREA: 32.31 AC (1,407,607.91 SF)
PHASE 1 SITE PLAN 31.42 AC (1,369,037.1240 SF)
FUTURE DEVELOPMENT AREA 0.89 AC (38,570.7857 SF)

LOT COVERAGE: 3.62 AC (157,667.3533 SF)
VEHICLE USE AREA: 12.15 AC (529,249.0163 SF)
SIDEWALKS: 1.97 AC (85,742.8728 SF)

OPEN SPACE REQUIRED (MIN. 35%): 11.63 AC (506,762.50 SF)
MIN 35% OF SITE TOTAL SITE AREA: 11.31 AC (492,693.25 SF)
PER SECTION 78-344 (f)(2) 0.32 AC (14,069.25 SF)
(18.5 x 0.5 x 1014) x 1.5 OF REQUIRED ADDITIONAL OPEN SPACE

OPEN SPACE PROVIDED (44.97 %) 14.53 AC (633,039.4475 SF)
LANDSCAPE 8.77 AC (382,202.7178 SF)
GRASS 4.92 AC (214,165.7017 SF)
SIDEWALKS OVER 6.0' 0.84 AC (36,671.0280 SF)

GROSS FLOOR AREA 515,226 SF
BLDG. A: HOSPITAL (300 BEDS) 435,226 SF
BLDG. B: MEDICAL OFFICE 80,000 SF

TOTAL FLOOR AREA RATIO (515,226 SF/1,407,608 SF): 0.37
TOTAL BLDG. COVERAGE (157,667 SF/1,407,608 SF): 11.2%
BLDG. A (INCLUDES 10,578 SF OF CANOPY): 136,080 SF
BLDG. B (INCLUDES 1,491 SF OF CANOPY): 21,587 SF

BUILDING HEIGHT: MAX PERMITTED PROPOSED
BLDG. A 150'-0" (15-STORY) 118'-0" FT (7-STORY)
BLDG. B 150'-0" (15-STORY) 71'-4" FT (4-STORY)

PARKING	REQUIRED	PROVIDED
HOSPITAL (2 SP PER BED @ 300 BEDS):	600	611
MEDICAL OFFICE (1 SP PER 200 SF @ 80,000 SF):	400	393
TOTAL	1000	1004
ADA ACCESSIBLE SPACES	20	20*
(2% OF TOTAL PARKING SPACES PROVIDED AT 1000)		
*INCLUDED IN THE TOTAL PARKING PROVIDED COUNT		
EV SPACES	--	40*
*INCLUDED IN THE TOTAL PARKING PROVIDED COUNT		

LOADING SPACES
MEDICAL OFFICE @ 80,000 SF 2 2
HOSPITAL @ 435,226 SF 7 4

BICYCLE PARKING 50 50
(5% OF TOTAL PARKING REQUIRED @ 1000 SP)

PROJECT: ALTON PCD - PARCEL B MEDICAL CENTER
PETITION: SPLN-20-12-000050 / CUM-21-01-000066
DEV ORD: RESOLUTION 2, 2023
DATE: JANUARY 12, 2023
PIT MGR: SAMANTHA MORRONE, PRINCIPAL PLANNER

DEVELOPMENT TEAM

OWNER / APPLICANT: PASTEUR HEALTHCARE PROPERTIES, LLC
367 S. GULPH ROAD
KING OF PRUSSIA, PA 19406

SURVEYOR: CAULFIELD AND WHEELER, INC.
7900 GLADES ROAD, SUITE 100
BOCA RATON, FL 33434
561.392.1991

PLANNER: URBAN DESIGN STUDIO
610 CLEMATIS STREET, SUITE CU02
WEST PALM BEACH, FL 33401
561.366.1100

CIVIL ENGINEER: SIMMONS AND WHITE, INC.
2581 METROCENTRE BLVD., SUITE 3
WEST PALM BEACH, FL 33407
561.644.4312

ARCHITECT: GRESHAM SMITH
222 SECOND AVENUE SOUTH, SUITE 1400
NASHVILLE, TN 37201-2308
625.770.8374

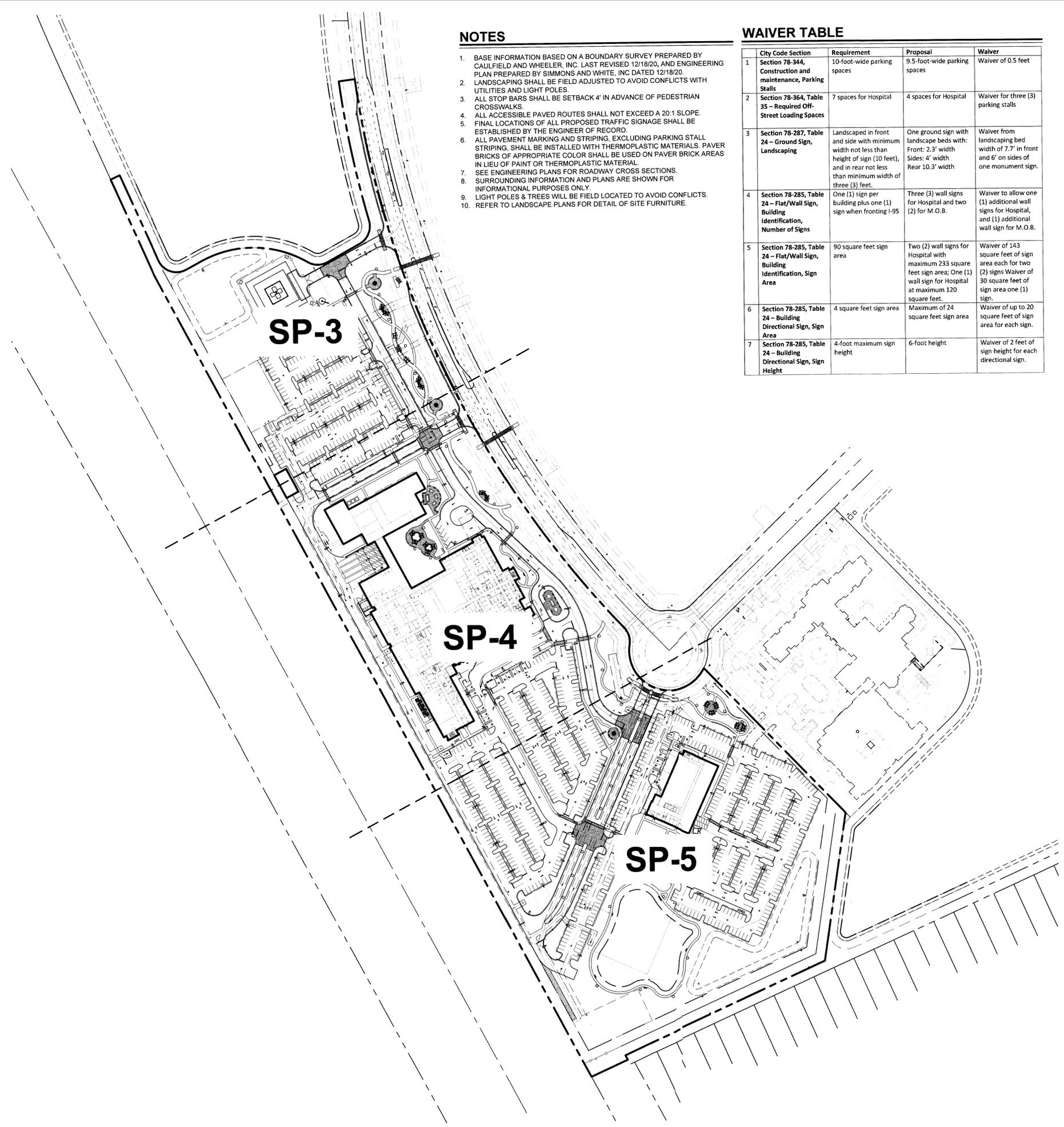
TRAFFIC ENGINEER: O'ROURKE ENGINEERING & PLANNING
22 SE SEMINOLE STREET
STUART, FL 34994
772.781.7918

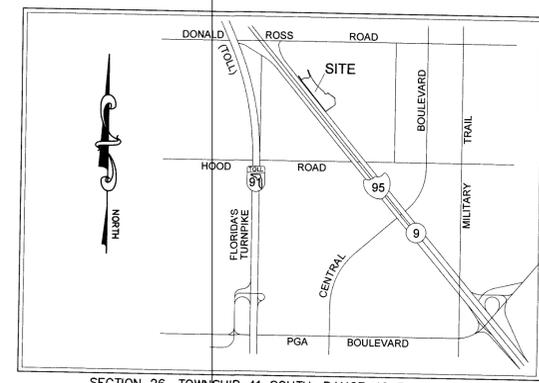
NOTES

1. BASE INFORMATION BASED ON A BOUNDARY SURVEY PREPARED BY CAULFIELD AND WHEELER, INC. LAST REVISED 12/19/20, AND ENGINEERING PLAN PREPARED BY SIMMONS AND WHITE, INC DATED 12/18/20
2. LANDSCAPING SHALL BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES AND LIGHT POLES.
3. ALL STOP BARS SHALL BE SETBACK 4' IN ADVANCE OF PEDESTRIAN CROSSWALKS.
4. ALL ACCESSIBLE PAVED ROUTES SHALL NOT EXCEED A 20:1 SLOPE.
5. FINAL LOCATIONS OF ALL PROPOSED TRAFFIC SIGNAGE SHALL BE ESTABLISHED BY THE ENGINEER OF RECORD.
6. ALL PAVEMENT MARKING AND STRIPING, EXCLUDING PARKING STALL STRIPING, SHALL BE INSTALLED WITH THERMOPLASTIC MATERIALS. PAVER BRICKS OF APPROPRIATE COLOR SHALL BE USED ON PAVER BRICK AREAS IN LIEU OF PAINT OR THERMOPLASTIC MATERIAL.
7. SEE ENGINEERING PLANS FOR ROADWAY CROSS SECTIONS.
8. SURROUNDING INFORMATION AND PLANS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.
9. LIGHT POLES & TREES WILL BE FIELD LOCATED TO AVOID CONFLICTS.
10. REFER TO LANDSCAPE PLANS FOR DETAIL OF SITE FURNITURE.

WAIVER TABLE

City Code Section	Requirement	Proposal	Waiver
1 Section 78-344, Construction and maintenance, Parking Stalls	10-foot-wide parking spaces	9.5-foot-wide parking spaces	Waiver of 0.5 feet
2 Section 78-364, Table 35 - Required Off-Street Loading Spaces	7 spaces for Hospital	4 spaces for Hospital	Waiver for three (3) parking stalls
3 Section 78-287, Table 24 - Ground Sign, Landscaping	Landscaped in front and side with minimum width not less than height of sign (10 feet), and in rear not less than minimum width of three (3) feet.	One ground sign with landscape beds with: Front: 2.3' width Sides: 4' width Rear: 10.3' width	Waiver from landscaping bed width of 7.7' in front and 6' on sides of one monument sign.
4 Section 78-285, Table 24 - Flat/Wall Sign, Building Identification, Number of Signs	One (1) sign per building plus one (1) sign when fronting I-95	Three (3) wall signs for Hospital and two (2) for M.O.B.	Waiver to allow one (1) additional wall signs for Hospital, and (1) additional wall sign for M.O.B.
5 Section 78-285, Table 24 - Flat/Wall Sign, Building Identification, Sign Area	90 square feet sign area	Two (2) wall signs for Hospital with maximum 233 square feet sign area; One (1) wall sign for Hospital at maximum 120 square feet.	Waiver of 143 square feet of sign area each for two two foot sign area; 30 square feet of sign area one (1) sign.
6 Section 78-285, Table 24 - Building Directional Sign, Sign Area	4 square feet sign area	Maximum of 24 square feet sign area	Waiver of up to 20 square feet of sign area for each sign.
7 Section 78-285, Table 24 - Building Directional Sign, Sign Height	4-foot maximum sign height	6-foot height	Waiver of 2 feet of sign height for each directional sign.





SECTION 26, TOWNSHIP 41 SOUTH, RANGE 42 EAST
LOCATION MAP
 (NOT TO SCALE)

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 Urban Planning & Design
 Landscape Architecture
 Communication Graphics
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 West Palm Beach, FL 33401
 561.366.1100 FAX 561.366.1111
 www.udsflo.com
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**Alton Medical Center
 at Alton PCD**
 Palm Beach Gardens, Florida
 Overall Site Plan



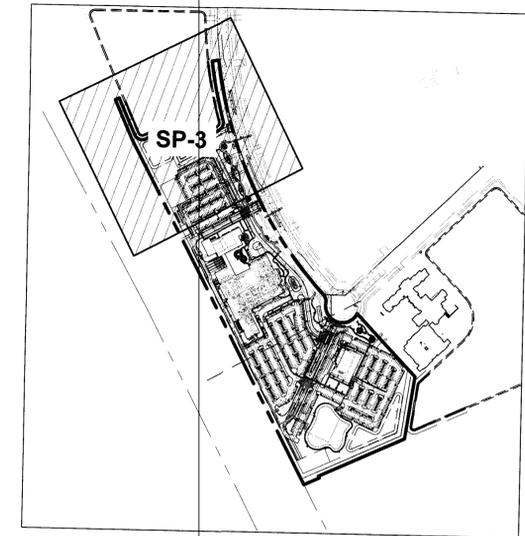
0 60' 120' 240'
 Scale: 1" = 120'-0"

Date: 12/23/2020
 Project No.: 88-039.034
 Designed By: HLC/RD
 Drawn By: HLC/RD
 Checked By: KT

Revision Dates:

12/23/2020	PBG SUBMITTAL
01/14/2021	PBG RESUBMITTAL
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07/29/2022	PBG RESUBMITTAL
10/03/2022	PBG RESUBMITTAL
11/01/2022	PBG RESUBMITTAL
11/07/2022	PBG RESUBMITTAL

PROJECT: ALTON PCD - PARCEL B MEDICAL CENTER
 PETITION: SPLN-20-12-000050 / CUMJ-21-01-000066
 DEV ORD: RESOLUTION 7, 2023
 DATE: JANUARY 12, 2023
 P/T MGR: SAMANTHA MORRONE, PRINCIPAL PLANNER



SHEET KEY MAP

NTS

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**Alton Medical Center
at Alton PCD
Palm Beach Gardens, Florida
Site Plan**



NORTH

0 25' 50' 100'

Scale: 1" = 50'-0"

Date: 12/23/2020
Project No.: 88-039.034
Designed By: HLC/RD
Drawn By: HLC/RD
Checked By: KT

Revision Dates:

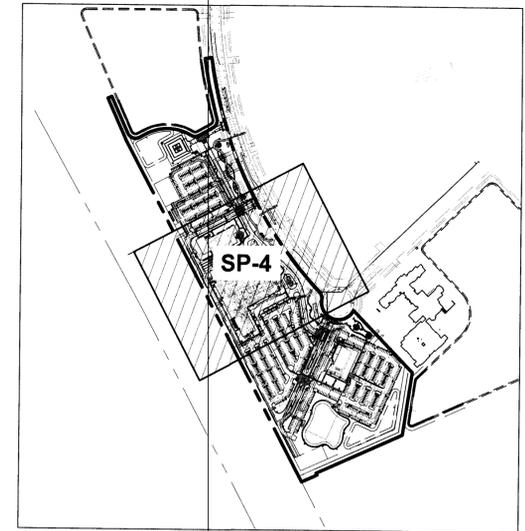
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06/23/2021	PBG RESUBMITTAL
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04/29/2022	PBG RESUBMITTAL
07/25/2022	PBG RESUBMITTAL
10/03/2022	PBG RESUBMITTAL
11/01/2022	PBG RESUBMITTAL
11/07/2022	PBG RESUBMITTAL

PROJECT: ALTON PCD - PARCEL B MEDICAL CENTER
PETITION: SPLN-20-12-000050 / CUMJ-21-01-000066
DEV ORD: RESOLUTION 2, 2023
DATE: JANUARY 12, 2023
PT MGR: SAMANTHA MORRONE, PRINCIPAL PLANNER

SP-3

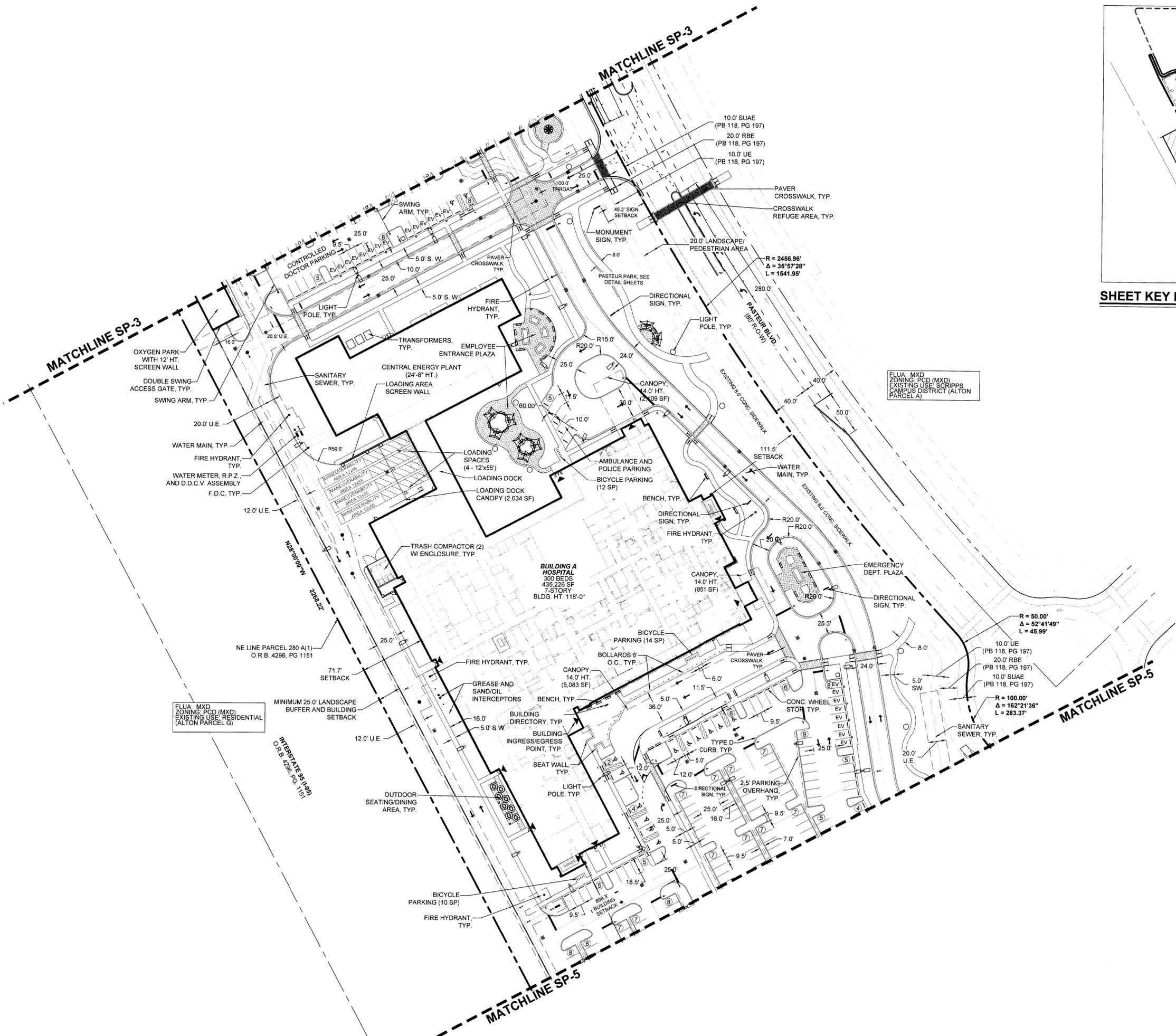
of 11





SHEET KEY MAP

NTS



FLUA: MXD
ZONING: PCD (MXD)
EXISTING USE: SCRIPPS
CAMPUS DISTRICT (ALTON
PARCEL A)

FLUA: MXD
ZONING: PCD (MXD)
EXISTING USE: RESIDENTIAL
(ALTON PARCEL G)

Alton Medical Center at Alton PCD Palm Beach Gardens, Florida Site Plan



NORTH

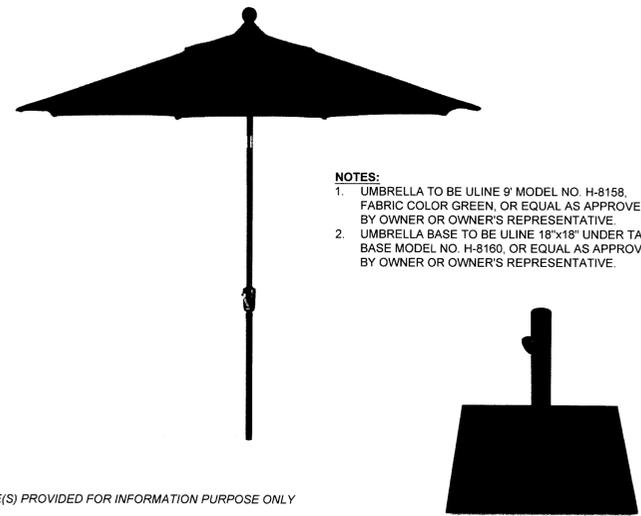


Scale: 1" = 50'-0"

Date:	12/23/2020
Project No.:	88-039.034
Designed By:	HLC/RD
Drawn By:	HLC/RD
Checked By:	KT

Revision Dates:	
12/23/2020	PBG SUBMITTAL
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06/23/2021	PBG RESUBMITTAL
02/01/2022	PBG RESUBMITTAL
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11/07/2022	PBG RESUBMITTAL

PROJECT: ALTON PCD - PARCEL B MEDICAL CENTER
PETITION: SPLN-20-12-000050 / CUMJ-21-01-000066
DEV ORD: RESOLUTION 2, 2023
DATE: JANUARY 12, 2023
PJT MGR: SAMANTHA MORRONE, PRINCIPAL PLANNER



- NOTES:**
1. UMBRELLA TO BE ULINE 9' MODEL NO. H-8158, FABRIC COLOR GREEN, OR EQUAL AS APPROVED BY OWNER OR OWNER'S REPRESENTATIVE.
 2. UMBRELLA BASE TO BE ULINE 18"x18" UNDER TABLE BASE MODEL NO. H-8160, OR EQUAL AS APPROVED BY OWNER OR OWNER'S REPRESENTATIVE.

IMAGE(S) PROVIDED FOR INFORMATION PURPOSE ONLY

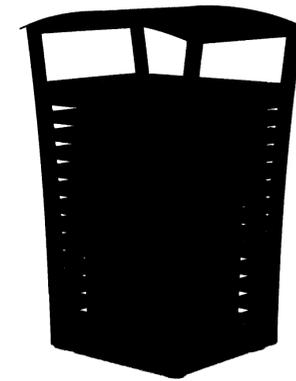
UMBRELLA AND BASE
SCALE: NTS



- NOTES:**
1. BENCH TO BE ANOVA ALLURE ACCESS 6' CONTOUR BENCH AL1980P, POWDER COATED CAST ALUMINUM, COLOR TO BE TEXTURED BRONZE, OR EQUAL AS APPROVED BY OWNER OR OWNER'S REPRESENTATIVE.
 2. SURFACE MOUNT INSTALLATION PER MANUFACTURERS RECOMMENDED SPECIFICATIONS.

IMAGE PROVIDED FOR INFORMATION PURPOSE ONLY

BENCH
SCALE: NTS



- NOTES:**
1. TRASH RECEPTACLE TO BE ANOVA EXPOSITION 33 GALLON TRASH RECEPTACLE LEX33, POWDER COATED CAST ALUMINUM, COLOR TO BE TEXTURED BRONZE, OR EQUAL AS APPROVED BY OWNER OR OWNER'S REPRESENTATIVE.
 2. SURFACE MOUNT INSTALLATION PER MANUFACTURERS RECOMMENDED SPECIFICATIONS.

IMAGE PROVIDED FOR INFORMATION PURPOSE ONLY

TRASH RECEPTACLE
SCALE: NTS



IMAGE PROVIDED FOR INFORMATION PURPOSE ONLY

CAFE TABLE
SCALE: NTS

- NOTES:**
1. CAFE TABLE TO BE ULINE BAYSHORE PATIO TABLE, 32"x48", MODEL NO. H-9120, POWDER COATED CAST ALUMINUM, COLOR TO BE SILVER, OR EQUAL AS APPROVED BY OWNER OR OWNER'S REPRESENTATIVE.



- NOTES:**
1. PAD DETAIL SHOWN FOR TYPICAL LAYOUT AND DIMENSIONING. NUMBER OF RACKS PER PAD DESIGNATED ON THE SITE PLAN.
 2. BIKE RACKS TO BE ANOVA ALLURE AL19BR2, POWDER COATED CAST ALUMINUM, COLOR TO BE TEXTURED BRONZE, OR EQUAL AS APPROVED BY OWNER OR OWNER'S REPRESENTATIVE.
 3. BIKE RACK SURFACE MOUNT INSTALLATION PER MANUFACTURERS RECOMMENDED SPECIFICATIONS.

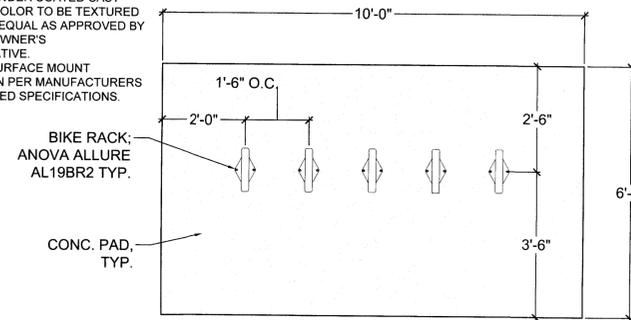


IMAGE PROVIDED FOR INFORMATION PURPOSE ONLY

BIKE RACK PAD
SCALE: NTS



- NOTES:**
1. BOLLARDS TO BE LANDSCAPE FORMS STOP BOLLARD, 34" HT., WITH MATTE BLACK POWDER COATED POST AND TITANIUM POWDER COATED ALUMINUM SLEEVE, OR EQUAL AS APPROVED BY OWNER OR OWNER'S REPRESENTATIVE.
 2. MOUNTING STYLE TO BE EMBEDDED PER MANUFACTURERS INSTALLATION RECOMMENDATIONS.

IMAGE PROVIDED FOR INFORMATION PURPOSE ONLY

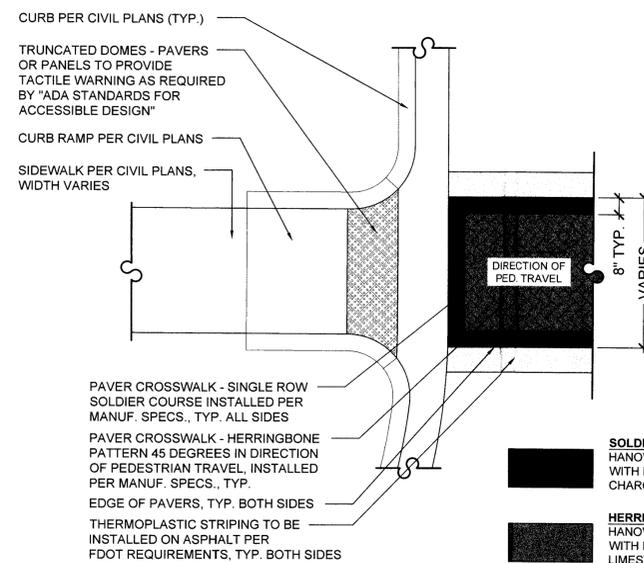
MAIN ENTRY BOLLARD
SCALE: NTS



IMAGE PROVIDED FOR INFORMATION PURPOSE ONLY

CAFE CHAIR
SCALE: NTS

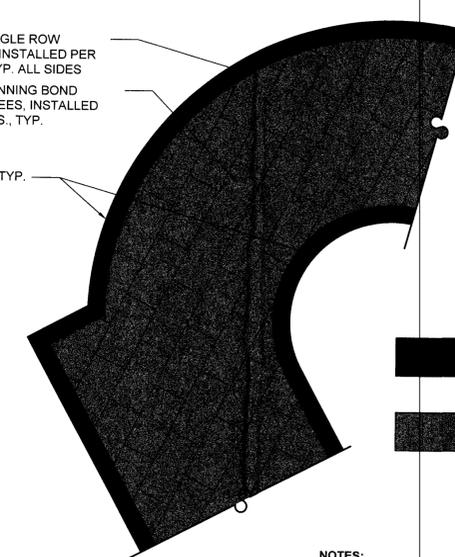
- NOTES:**
1. CAFE CHAIR TO BE ULINE BAYSHORE STACKABLE PATIO CHAIR WITH ARMS, MODEL NO. H-9122, POWDER COATED CAST ALUMINUM, COLOR TO BE SILVER, OR EQUAL AS APPROVED BY OWNER OR OWNER'S REPRESENTATIVE.



TYPICAL PAVER CROSSWALK (ON-SITE)
SCALE: NTS

PAVER PLAZA - SINGLE ROW SOLDIER COURSE INSTALLED PER MANUF. SPECS., TYP. ALL SIDES
PAVER PLAZA - RUNNING BOND PATTERN 45 DEGREES, INSTALLED PER MANUF. SPECS., TYP.

EDGE OF PAVERS, TYP. BOTH SIDES



TYPICAL PAVER PLAZA
SCALE: NTS

PROJECT: ALTON PCD - PARCEL B MEDICAL CENTER
PETITION: SPLN-20-12-000050 / CUMU-21-01-000066
DEV ORD: RESOLUTION 2, 2023
DATE: JANUARY 12, 2023
PIT MGR: SAMANTHA MORRONE, PRINCIPAL PLANNER

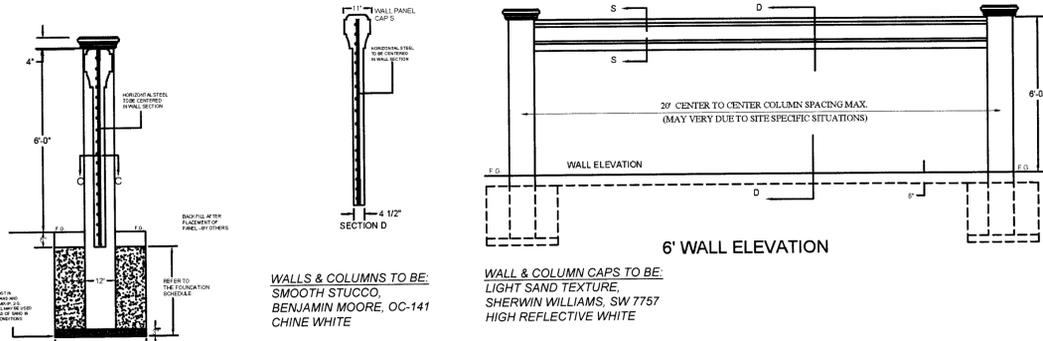
SOLDIER COURSE:
HANOVER 4"x8"x2 1/4" PREST BRICK PAVER WITH NATURAL FINISH, COLOR TO BE CHARCOAL, OR APPROVED EQUAL

RUNNING BOND FIELD:
HANOVER 11 3/4"x23 1/2"x2 1/4" PREST PAVER WITH NATURAL FINISH, COLOR TO BE LIMESTONE, OR APPROVED EQUAL

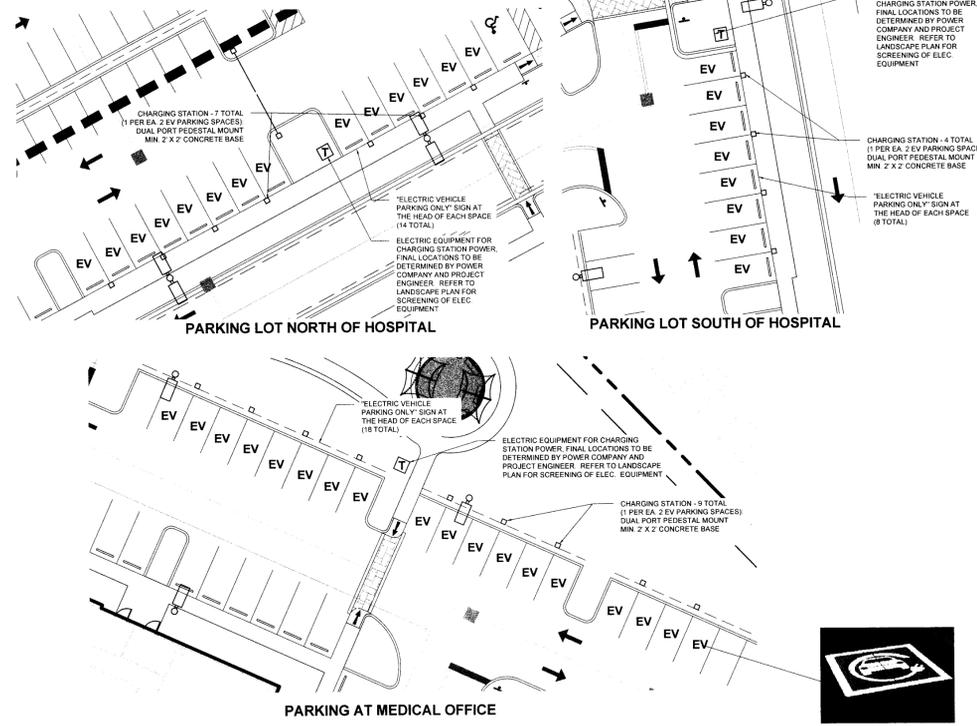
- NOTES:**
1. SECTION OF PAVER PLAZA SHOWN FOR PAVER MATERIAL AND PATTERN SPECIFICATIONS ONLY. GENERAL LAYOUT INFORMATION SHOWN ON DETAIL PLANS.

Date: 12/23/2020
Project No.: 88-039 034
Designed By: HLC/RD
Drawn By: HLC/RD
Checked By: KT

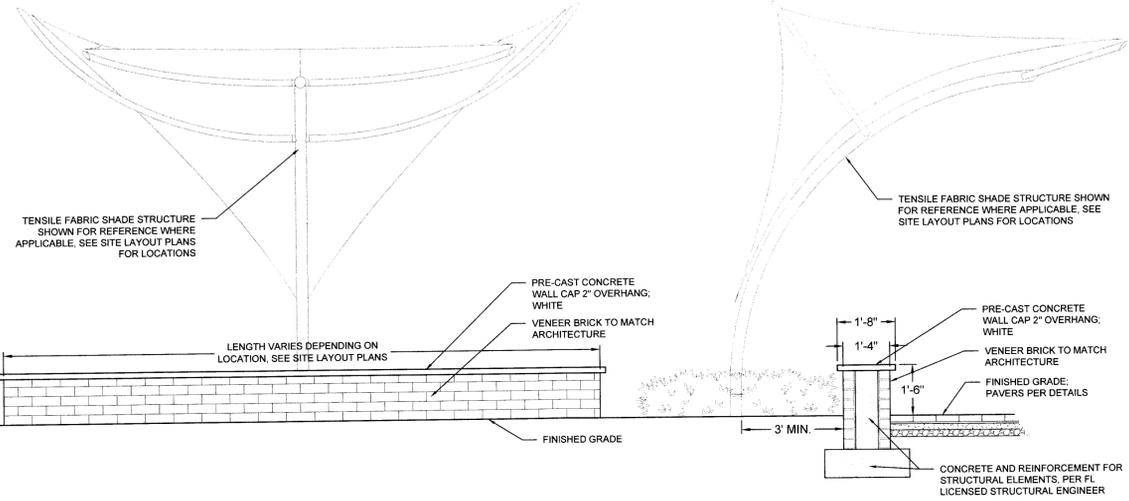
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02/01/2022	PBG RESUBMITTAL
04/28/2022	PBG RESUBMITTAL
07/25/2022	PBG RESUBMITTAL
10/03/2022	PBG RESUBMITTAL
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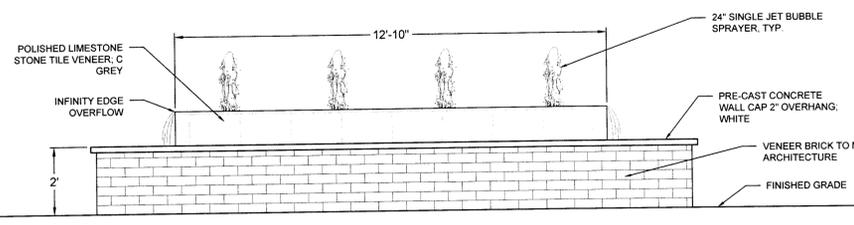
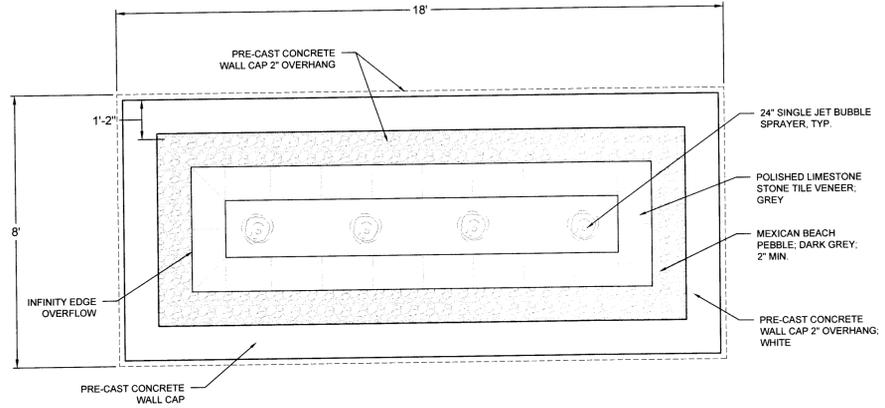
DETAIL 6' HIGH CONCRETE POST AND PANEL WALL
SCALE: NTS



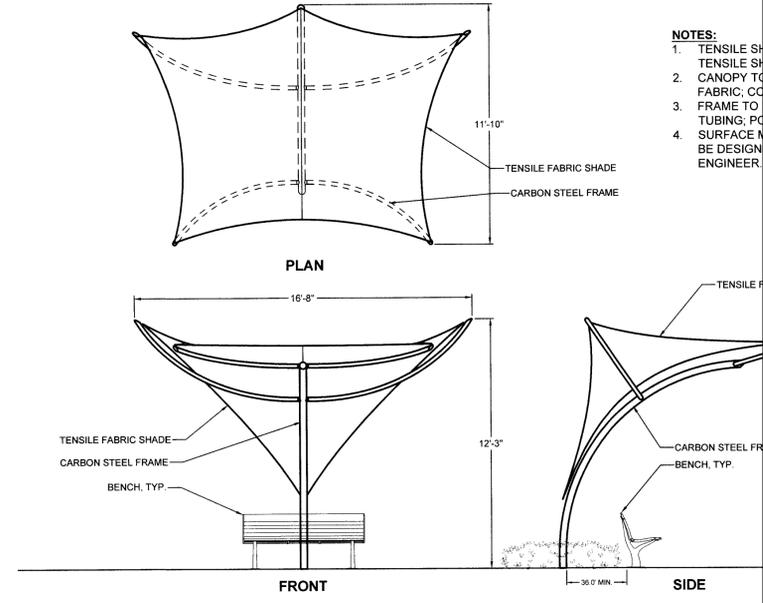
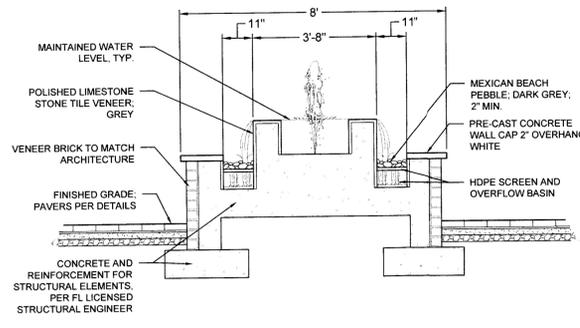
ELECTRIC VEHICLE (EV) CHARGING STATION DETAIL
SCALE: NTS



SEAT WALL DETAIL
SCALE: NTS



PLAZA FOUNTAIN DETAIL - 2 TOTAL
SCALE: NTS



TENSILE SHADE CANOPY DETAIL
SCALE: NTS

CHARGING STATION CHARGEPOINT MODEL CT4021 (6' TALL) * <https://www.chargepoint.com/products/guides#ct4000>
OR APPROVED EQUAL SELECTED BY OWNER

Ultra reliable second generation gravity operated mechanism

18' and 23' cords to reach all car models and serve more parking spaces

World class 24/7 driver phone support

Instructional video shows how to use the station

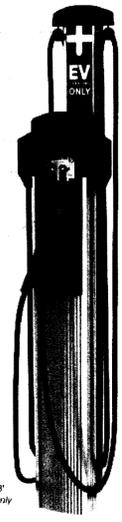
Multi language charging instructions, giving drivers the choice of English, French or Spanish

Driver interaction is supported in any weather by free rugged, back-lit buttons with audio feedback

Strong and rugged design materials built to withstand the elements.

C14000 stations come with 18' or 23' cords to increase the usability of your charging spots, on 6' and 8' tall models respectively.

C14021 Dual port bollard charging station with 18' charging cables. Standard EV Charging Only sign without optional custom branding



NOTES:
1) Equipment shall be installed by a licensed electrician in accordance with all local electrical codes and ordinances, and all authorities having jurisdiction
2) Charging stations and EV parking space may be adjusted pending final locations of the service transformer providing connection to the charging station.



EV SPACE PAVEMENT MARKING, TYPICAL AT EACH SPACE (40 TOTAL)

Urban design studio
Urban Planning & Design
Landscape Architecture
Communication Graphics

610 Clematis Street, Suite CU02
West Palm Beach, FL 33401
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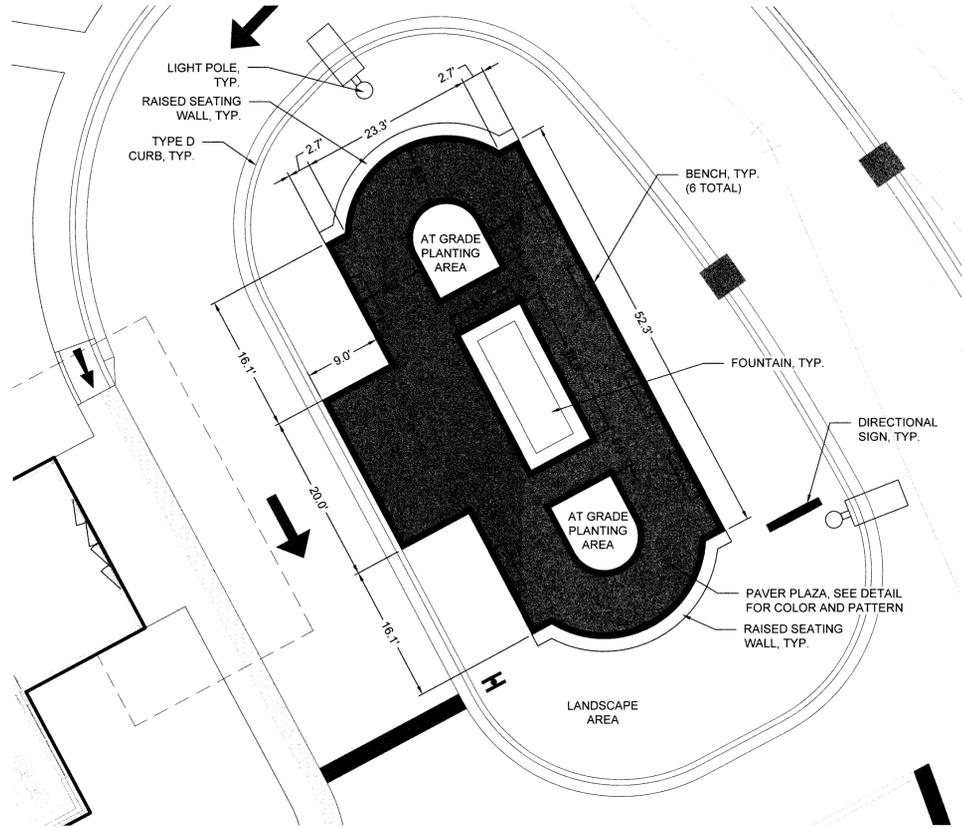
**Alton Medical Center
at Alton PCD**
Palm Beach Gardens, Florida
Site Details

Date: 12/23/2020
Project No.: 88-039 034
Designed By: HLC/RD
Drawn By: HLC/RD
Checked By: KT

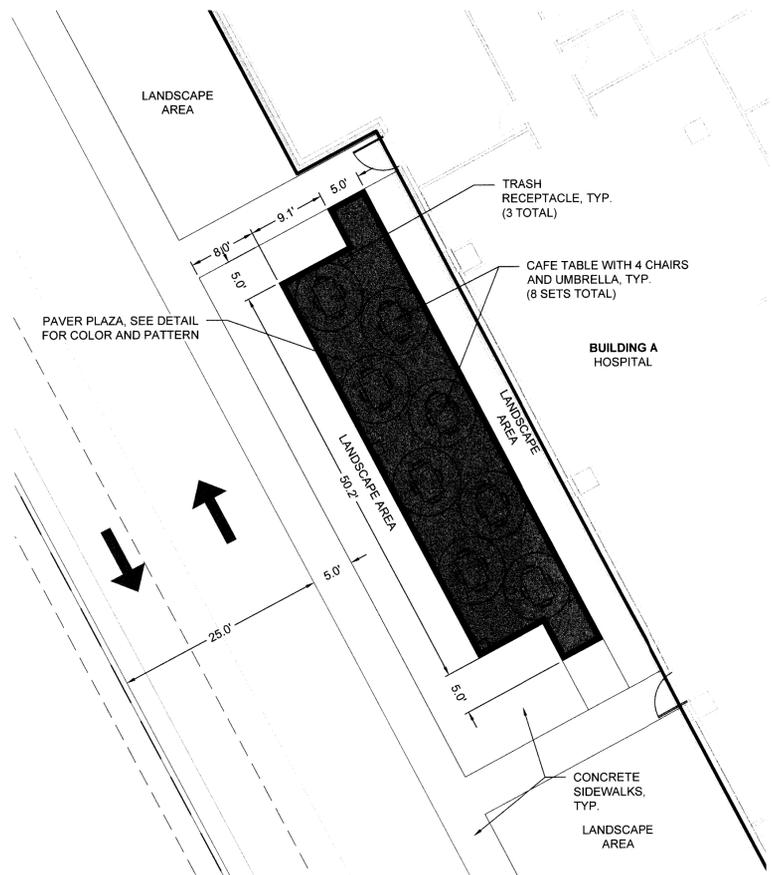
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11/01/2022	PBG RESUBMITTAL
11/07/2022	PBG RESUBMITTAL

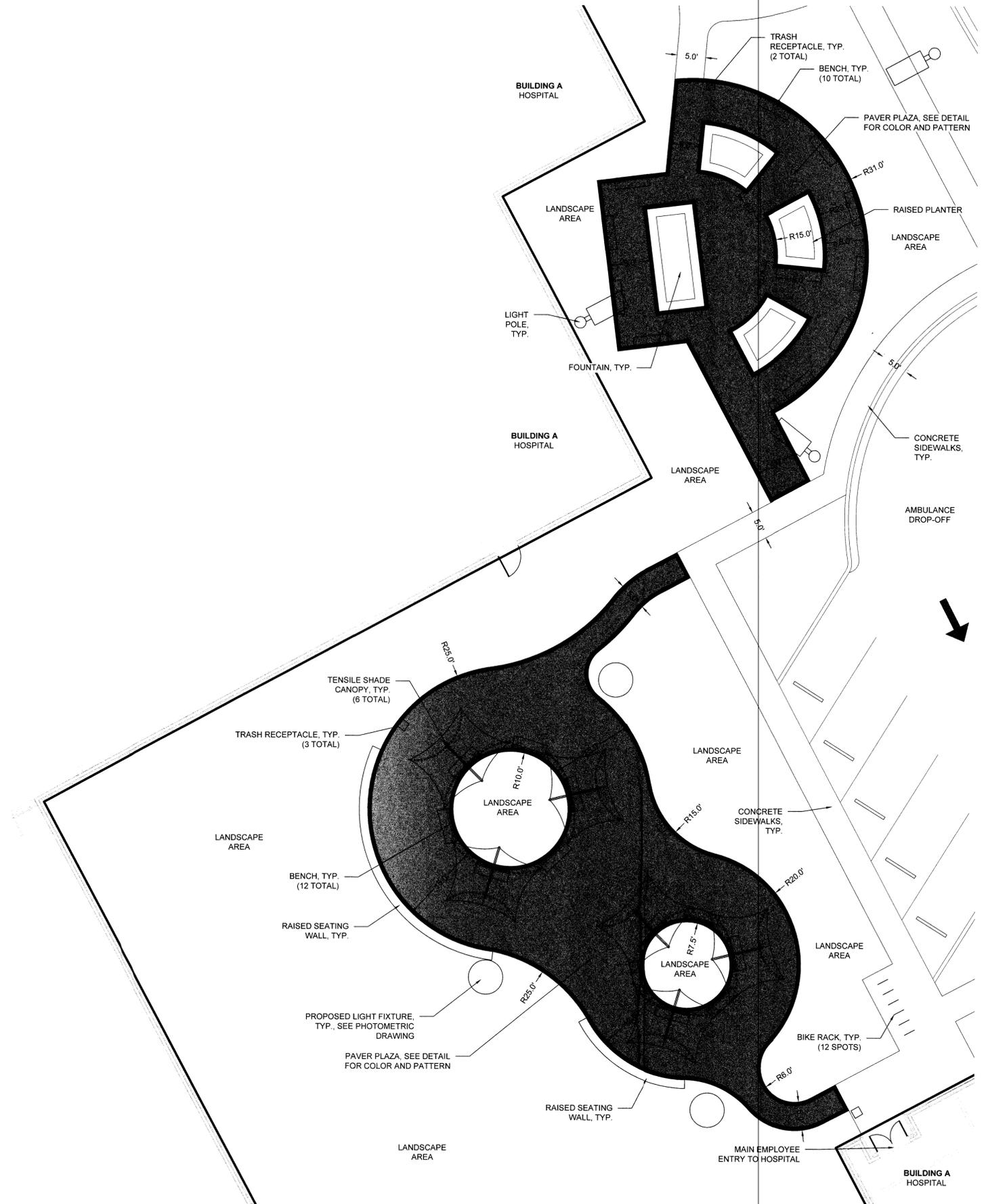
SP-8
of 11



○ DETAIL PLAN OF EMERGENCY DEPT. PLAZA
SCALE: 1" = 10'



○ DETAIL PLAN OF OUTDOOR DINING AREA
SCALE: 1" = 10'



○ DETAIL PLAN OF EMPLOYEE ENTRY PLAZAS
SCALE: 1" = 10'

PROJECT: ALTON PCD - PARCEL B MEDICAL CENTER
 PETITION: SPLN-20-12-000050 / CUMJ-21-01-000066
 DEV ORD: RESOLUTION 2, 2023
 DATE: JANUARY 12, 2023
 PIT MGR: SAMANTHA MORRONE, PRINCIPAL PLANNER

**Alton Medical Center
 at Alton PCD
 Palm Beach Gardens, Florida
 Site Details**



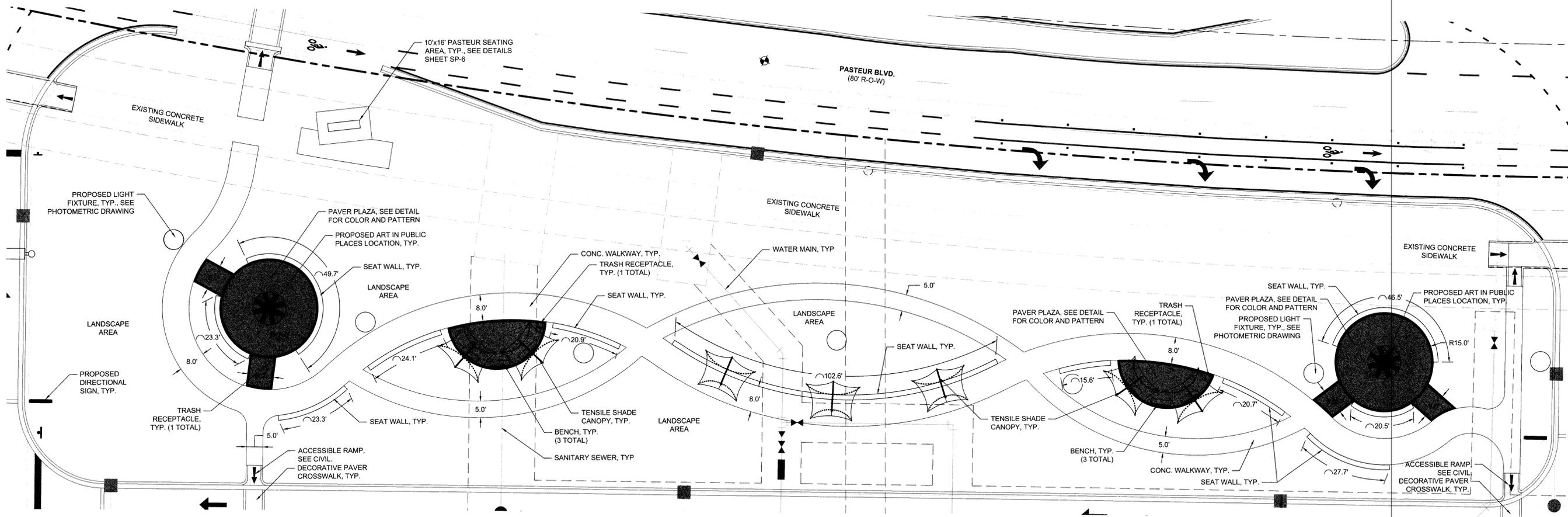
NORTH
 0 5' 10' 20'
 Scale: 1" = 10'-0"

Date: 12/23/2020
 Project No.: 88-039.034
 Designed By: HLC/RD
 Drawn By: HLC/RD
 Checked By: KT

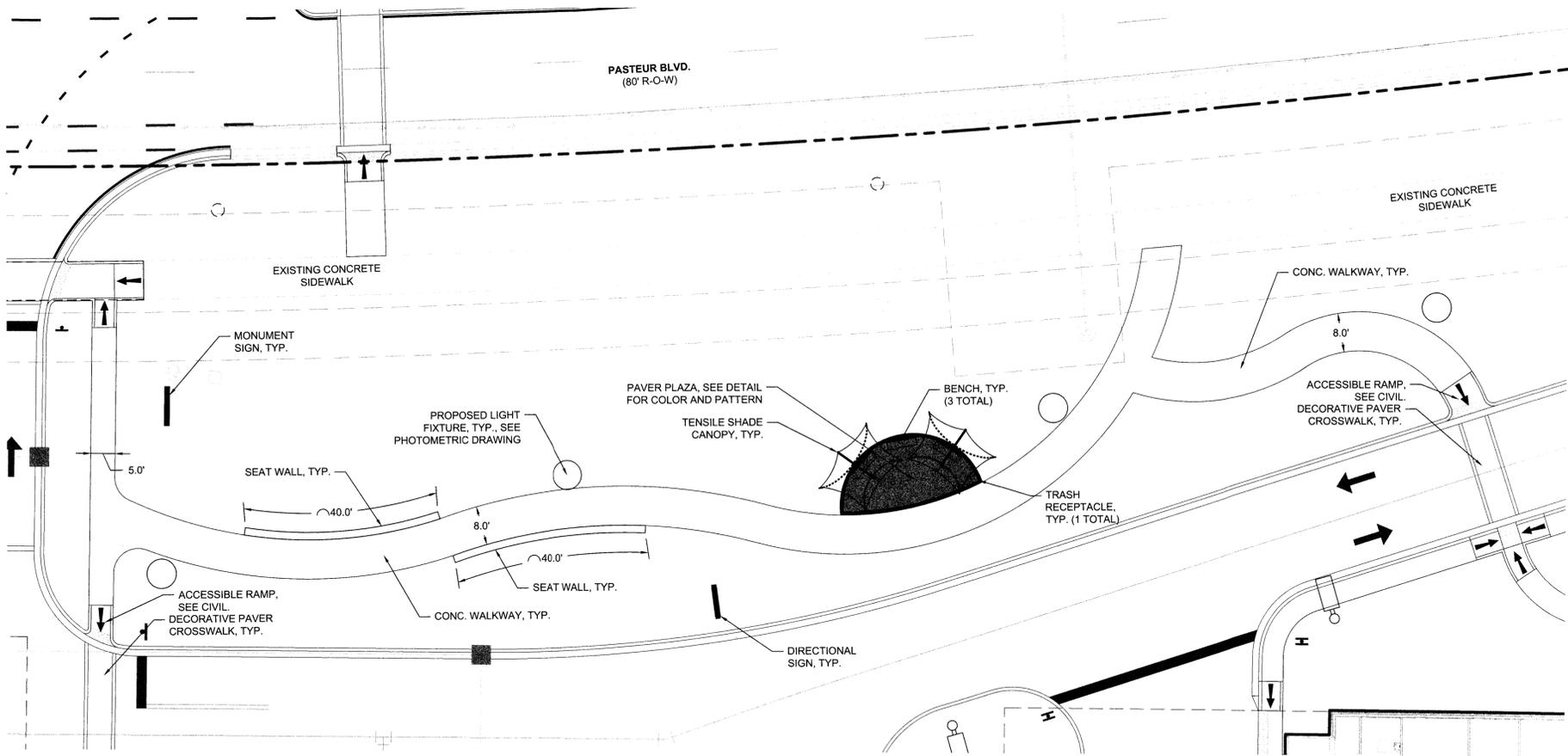
Revision Dates:

12/23/2020	PBG SUBMITTAL
01/14/2021	PBG RESUBMITTAL
06/23/2021	PBG RESUBMITTAL
02/01/2022	PBG RESUBMITTAL
04/29/2022	PBG RESUBMITTAL
07/25/2022	PBG RESUBMITTAL
10/03/2022	PBG RESUBMITTAL
11/01/2022	PBG RESUBMITTAL
11/07/2022	PBG RESUBMITTAL

NOTES:
 1. SEE SP-7 AND SP-8 FOR SITE FURNISHING, DETAILS, AND PAVER PLAZA COLOR AND PATTERN DETAIL

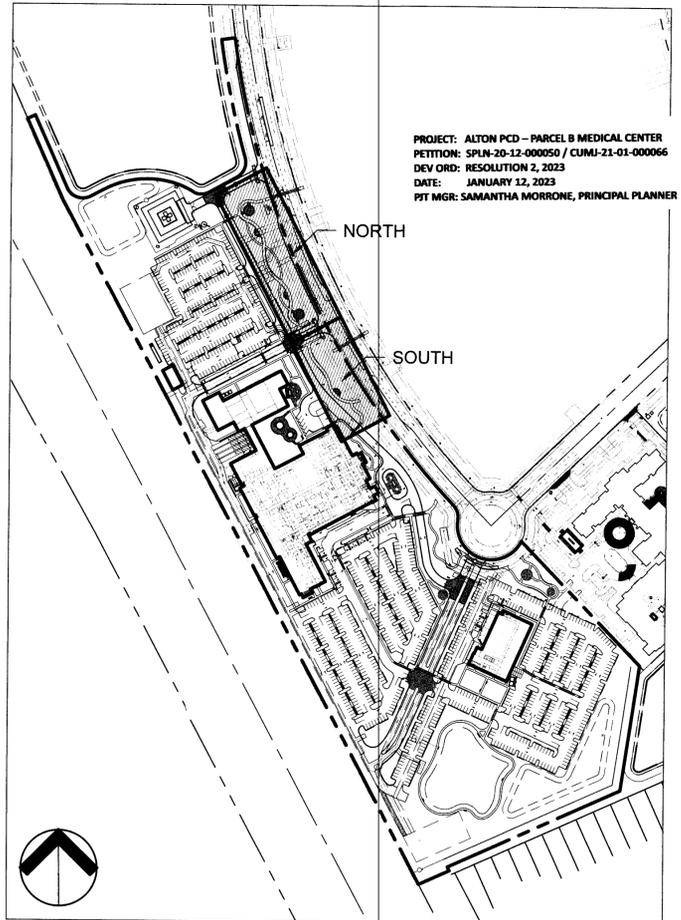


DETAIL PLAN OF PASTEUR PARK - NORTH
SCALE: 1" = 15'



DETAIL PLAN OF PASTEUR PARK - SOUTH
SCALE: 1" = 15'

NOTES:
1. SEE SP-7 AND SP-8 FOR SITE FURNISHING, DETAILS, AND PAVER PLAZA COLOR AND PATTERN DETAIL



PROJECT: ALTON PCD - PARCEL B MEDICAL CENTER
PETITION: SPLN-20-12-000050 / CUMJ-21-01-000066
DEV ORD: RESOLUTION 2, 2023
DATE: JANUARY 12, 2023
PJT MGR: SAMANTHA MORRONE, PRINCIPAL PLANNER

**Alton Medical Center
at Alton PCD**
Palm Beach Gardens, Florida
Site Details



NORTH
0 7.5' 15' 30'
Scale: 1" = 15'-0"

Date: 12/23/2020
Project No.: 88-039.034
Designed By: HLC/RD
Drawn By: HLC/RD
Checked By: KT

Revision Dates:

12/23/2020	PBG SUBMITTAL
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07/25/2022	PBG RESUBMITTAL
10/03/2022	PBG RESUBMITTAL
11/01/2022	PBG RESUBMITTAL
11/07/2022	PBG RESUBMITTAL

SHEET KEY MAP

NTS