

- LEGEND:**
- CATCH BASIN
 - ⊕ FIRE HYDRANT
 - ⊕ LIGHTS • 30'-0" ABOVE GRADE
 - POLE LIGHT • 10'-0" ABOVE GRADE
 - ⊕ FIRE DEPT CONNECTION

PARKING SPACES REQUIREMENT		
38 Classrooms @ 2 per Classroom	REQUIRED 76	PROVIDED 85

Proposed Site Plan



St. James
Christian
Academy

Conditional Use
Application

Additional
Classrooms

Orange Blossom
Business Center

4300 North
Okeechobee Rd.
Fort Pierce, FL

Scale:

© 2013 Don Bergman Architecture
This document, Sheet No. SD-10
has been prepared specifically for
this Project. This document is not
suitable for use on other projects or in
other locations without the approval
and participation of Don Bergman
Architecture, LLC. All rights reserved.
Reproduction and/or reuse is
prohibited.

Consultant:

Key Plan:

Sheet Title:
Site Development Plan

No Scale

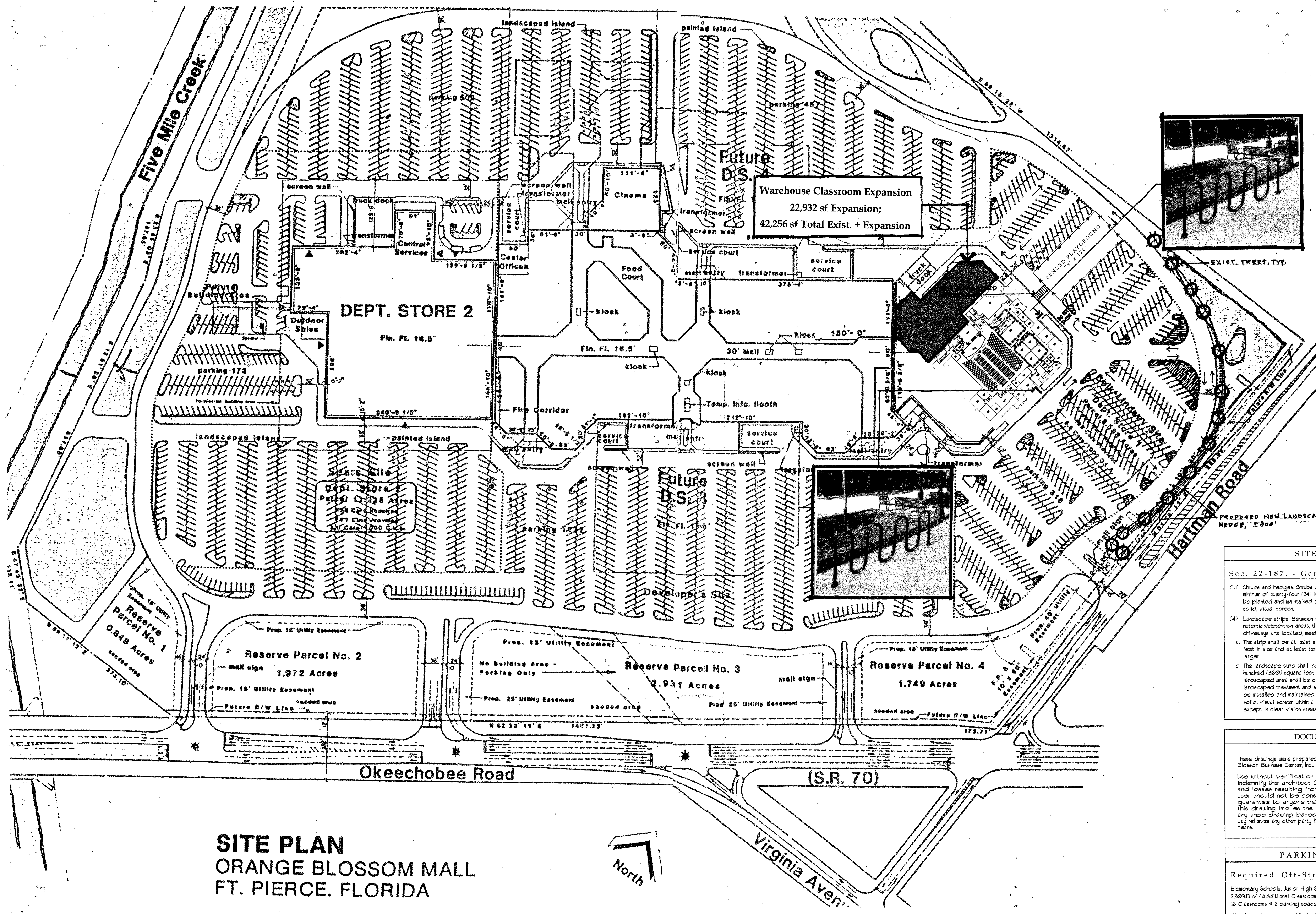
Revisions:

Comm.:	Date:
13-03	06-26-13
Drawn:	Checked:
DLB	DBA

Sheet No.

SD-10

Of: 4



SITE PLAN ORANGE BLOSSOM MALL FT. PIERCE, FLORIDA

ST. JAMES CHRISTIAN ACADEMY - SITE DEVELOPMENT PLAN

NO SCALE

SITE LANDSCAPING

Sec. 22-187. - General landscaping requirements

- (1) Shrubs and hedges. Shrubs used to meet the requirements of this section shall be a minimum of twenty-four (24) inches in height when planted; hedges, where required, shall be planted and maintained so as to form a thirty-six inch or higher continuous, unbroken, solid, visual screen.
- (4) Landscape strips. Between street rights-of-way and vehicular use, building and retention/detention areas, there shall be a landscaped strip of land, except where driveways are located, meeting these requirements:
 - a. The strip shall be at least six (6) feet wide for lots under ten thousand (10,000) square feet in size and at least ten (10) feet wide for lots ten thousand (10,000) square feet or larger.
 - b. The landscape strip shall include an average of at least one tree for each three hundred (300) square feet of required landscaped area. The remainder of the required landscaped area shall be completely covered with grass, ground cover or other landscaped treatment and shall additionally contain a screen of landscaping which shall be installed and maintained so as to form a thirty-six-inch or higher continuous, unbroken, solid, visual screen within a maximum of one year after the landscaping takes place, except in clear vision areas required in Section 22-53.

DOCUMENT QUALIFICATION

These drawings were prepared based on information provided by the Owner, Orange Blossom Business Center, Inc. in the form of a site plan.
Use without verification will be at the user's sole risk. The user shall indemnify the architect, Don Bergman Architecture, LLC, from all claims and losses resulting from such use. The delivery of this drawing to the user should not be construed to provide an express warranty or a guarantee to anyone that certain conditions exist or that the use of this drawing implies the review and the approval by the architect of any shop drawing based on this information. Use of this drawing in no way relieves any other party from meeting requirements imposed by contract or other means.

PARKING CALCULATIONS

Required Off-Street Parking
Elementary Schools, Junior High Schools and Day-Care Centers - 2 spaces per classroom
2,829.13 sf (Additional Classrooms) + 15,282.98 sf (Existing Educational Occupancy) = 18,092.11
16 Classrooms @ 2 parking spaces per classroom = 32 parking spaces
Churches - 1 space per 40 sf of actual Assembly area for non-fixed seating facility
984.1 sf (Altar) + 9,955.1 sf (Sanctuary) = 10,940.4 sf
10,940.4 sf / 40 sf of Assembly area per parking space = 274 parking spaces
Total = 306 Off-street parking spaces

Required Short-Term Bicycle Parking

Commercial, Public and Civic: 1/10 total vehicle spaces - 2 spaces minimum req'd.
School - 32 required parking spaces x 0.1 = 3.2 = 4 Short-term Bicycle spaces
Church - 274 required parking spaces x 0.1 = 27.4 = 28 Short-term Bicycle spaces
Total = 32 Short-term Bicycle spaces