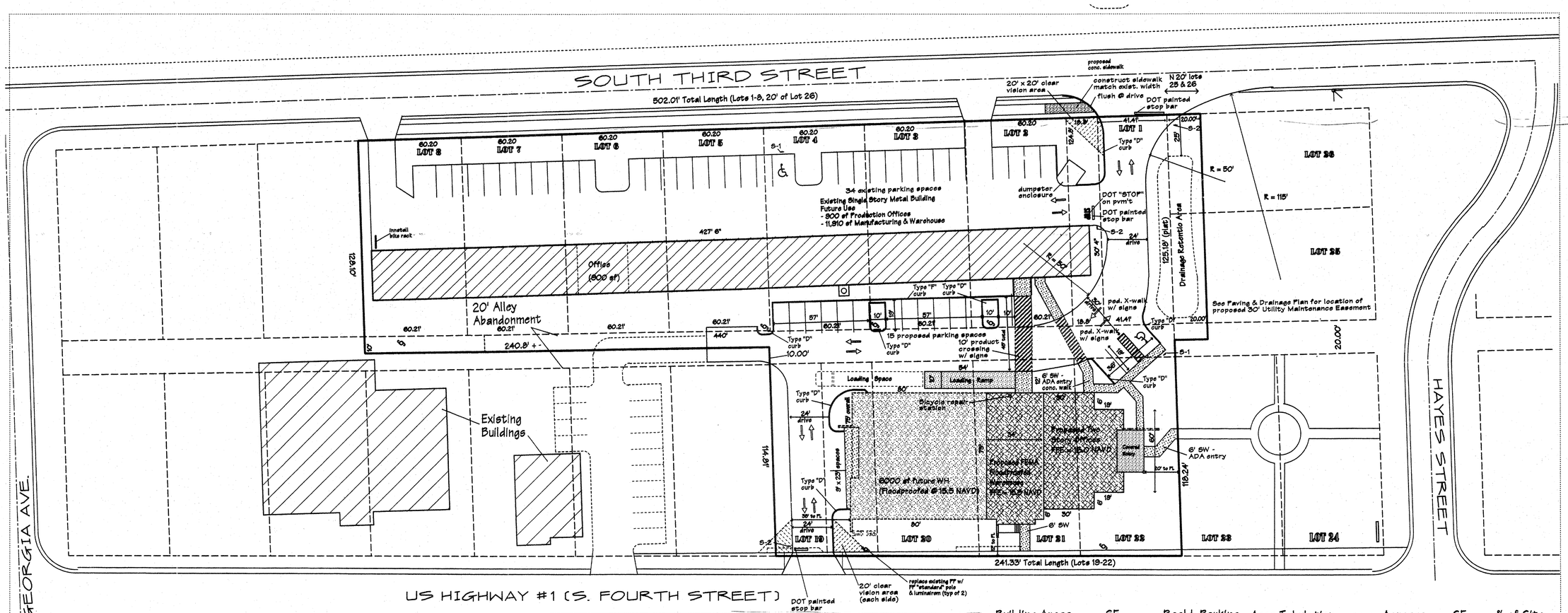
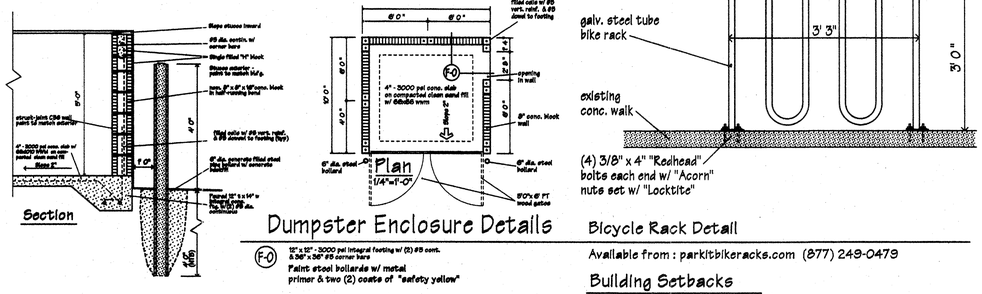
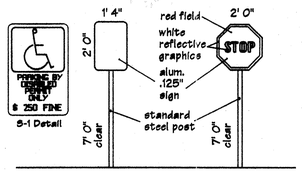




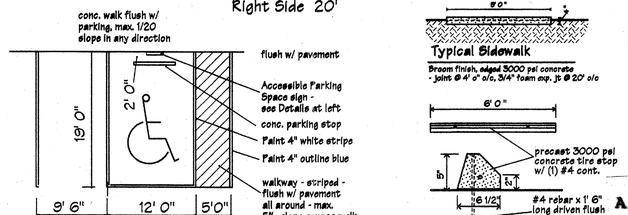
Building Setbacks

Front	12'
Rear	162'
Left Side	35'
Right Side	20'



S-1 Notes:
1. Top portion of sign to have reflective blue background w/ white reflective symbol and border.
2. Bottom portion to have reflective white background w/ black opaque legend & border.
3. Sign may be in one or two panels

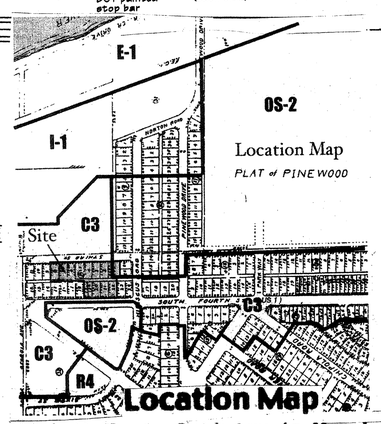
S-1 Sign Details S-2 Stop Sign S-3 Sign NTS



Parking Space Details NTS

Concrete Tire Stop NTS

Parking Stop



Location Map

Project Name	**Artistry in Mosaics**
Location	**900 South US Highway 1**
Land Use	**C-3 - General Commercial**
Land Zoning	**GC - General Commercial**
PIN	**2415-601-0083-000-0 & 2415-601-0072-000-0**
Building Height	**28'**
Number of Stories	
Electrical Utilities	**FPUA**
Water & Sewer	**FPUA**
Telephone	**AT & T**
Solid Waste	**FT. PIERCE**

All Utilities to be installed underground

Building Areas	SF	Req'd. Parking
Existing Office	900	
Proposed Office	5,200	(- 1200 SF Incentive)
Total	4,900	(@ 1 sp/300 SF) 17
Existing WH	12,000	
Proposed WH	3,300	
Future WH	6,000	
Total	21,300	(@ 1 sp/600 SF) 36
Total Req'd.		53
Provided	(including 3 accessible)	52
	Bicycle Repair Station Credit	+ 2
Total Equivalent		54

Area Tabulation	Acreage	SF	% of Site
Existing Building	0.2759	12,020	12.40
Existing Pavement	0.4671	20,346	20.99
Exist. Sidewalk/Pads	0.0086	375	0.39
Total	0.7516	32,741	33.78
Proposed Building	0.1354	5,900	6.09
Future Building	0.1377	6,000	6.19
Proposed Pavement	0.3522	16,457	16.98
Prop. Sidewalk/Pads	0.0132	575	0.59
Total	0.6386	28,932	29.85
Total Impervious	1.3902	61,673	64.63
Open Spece/Green Area	0.7645	28,932	36.37
Total Site Area	2.2248	96,911	100.00

Site Plan

Scale - 1" = 30' 0"

North

0' 50' 100' 150'

Zoning "C-3" - Future Land Use "CG" General Commercial

Legal Description

A) The North 18.8' of Lot 1 & all of Lots 2 thru 8, 19, 19a, 20, 21 & 22
B) That portion of a 20' alleyway lying west of Lots 1 thru 4 along with the east 10' of said alleyway lying west of Lots 5 thru 8
C) The South 41.40' of Lot 1 (Existing & proposed Abandonment)

All lying in Block 8 of Pinewood Subdivision, Plat Book 5, Page 24, Public Records of St. Lucie County, Florida (Proposed acquisition)

NOTES:
1) See Paving & Drainage Plan for location of proposed 30' Utility Maintenance Easement centered onthe 20' alley.
2) A "Cross Access" agreement is proposed to allow continued historic access for properties located at the north end of proposed abandonment

NOTE: Site lies in F.I.R.M.Zone AH, elev. 16.0 NAVD - Map Panel 12111C0179J - 2/16/12

These drawings as instruments of service are the property of the Architect whether the project for which they are prepared be executed or not. They shall not be used for other projects except by written agreement.
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Date	By	Revisions
1/14/15	JMF	Rev. per TRC/Eng Comments

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Site Plan For Artistry in Mosaics
900 South Federal Highway, Ft. Pierce Florida

S1