

NOTE :
 ALL CONSTRUCTION SHALL COMPLY WITH SECTIONS 17 & 22 AS IDENTIFIED IN THE CITY OF FORT PIERCE CODE OF ORDINANCE

GENERAL NOTES

PROJECT NAME : **ST. ANDREW'S EARLY LEARNING CENTER**
 OWNER : **ST. ANDREW'S EPISCOPAL ACADEMY INC. 210 S. INDIAN RIVER DRIVE FORT PIERCE, FL 34950**
 LOCATION : 317 S. 2nd Street
 LAND USE : C1
 FUTURE LAND ZONING : C1
 LEGAL DESCRIPTION : **PARCEL 7**
 LOT 3, BLOCK A, OF W.F. RICHARDS AND JAMES ANDREWS RE-SUBDIVISION OF LOTS 3, 4, 5 AND 6 EAST OF RAILWAY OF TYLER'S SUBDIVISION OF LOT 4, SECTION 10 TOWNSHIP 35 SOUTH, RANGE 40 EAST, BEING ANDREWS AND RICHARDS ADDITION TO FOR PIERCE, ACCORDING TO THE PLAT IN PLAT BOOK 1 PAGE 191, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, & THAT PARCEL CONSISTING OF PROPERTY LYING EAST OF INDIAN RIVER DRIVE (STATE ROAD 707) TO THE INDIAN RIVER SITUATED BETWEEN STRAIGHT LINE EXTENSIONS OF THE ABOVE DESCRIBED PROPERTY TOGETHER WITH ALL RIPARIAN RIGHTS APPERTAINING THERETO, AS DESCRIBED IN OFFICIAL RECORD BOOK 2931, PAGE 1323.

PIN : 2410-808-0005-0000
 BUILDING HEIGHT : 26 FEET
 NUMBER OF STORIES : TWO STORY

UTILITIES

ELECTRICAL : FPUA
 WATER & SEWER : FPUA
 TELEPHONE : AT&T
 SOLID WASTE : AUTHORIZED SOLID WASTE CO.
 ALL UTILITIES WILL BE INSTALLED UNDERGROUND

AREA TABULATION

SITE COVERAGE	ACREAGE	SF	%OFSITE
EXIST. BUILDING	0.0355	1545	4.36
EXIST. FRONT ENTRY/PORCH	0.0066	287	0.81
EXIST. ROCK WALKWAYS	0.0270	960	2.71
EXIST. DWY./PKG. AREAS	0.0386	1683	4.75
TOTAL EXIST. IMPERVIOUS	0.1027	4475	12.62

PROPOSED BLDG. ADDITION	0.0062	270	0.76
PROPOSED PARKING AREA	0.0403	1758	4.96
PROPOSED SIDEWALKS	0.0169	735	2.07
TOTAL PROP. IMPERVIOUS	0.0634	2763	7.79

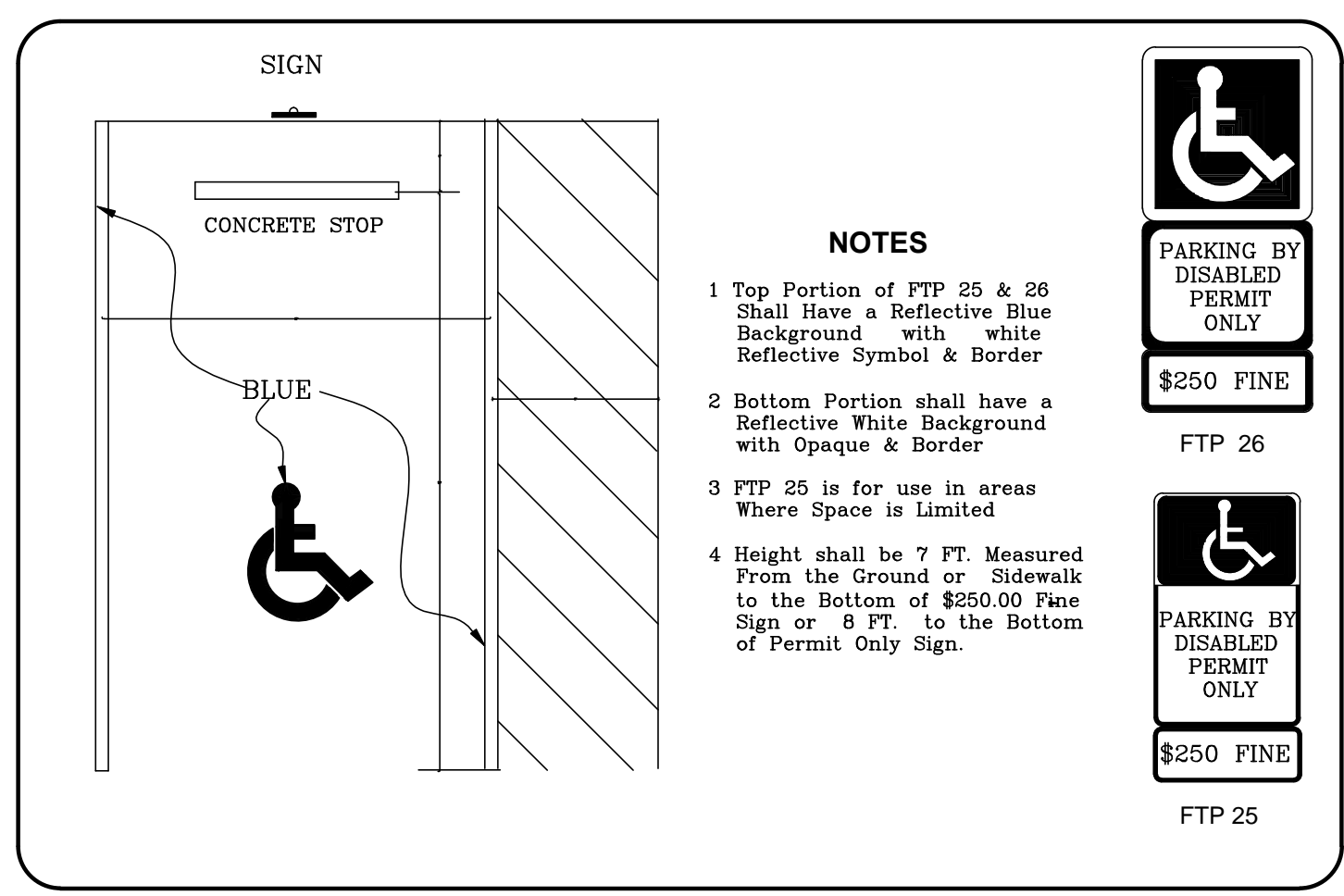
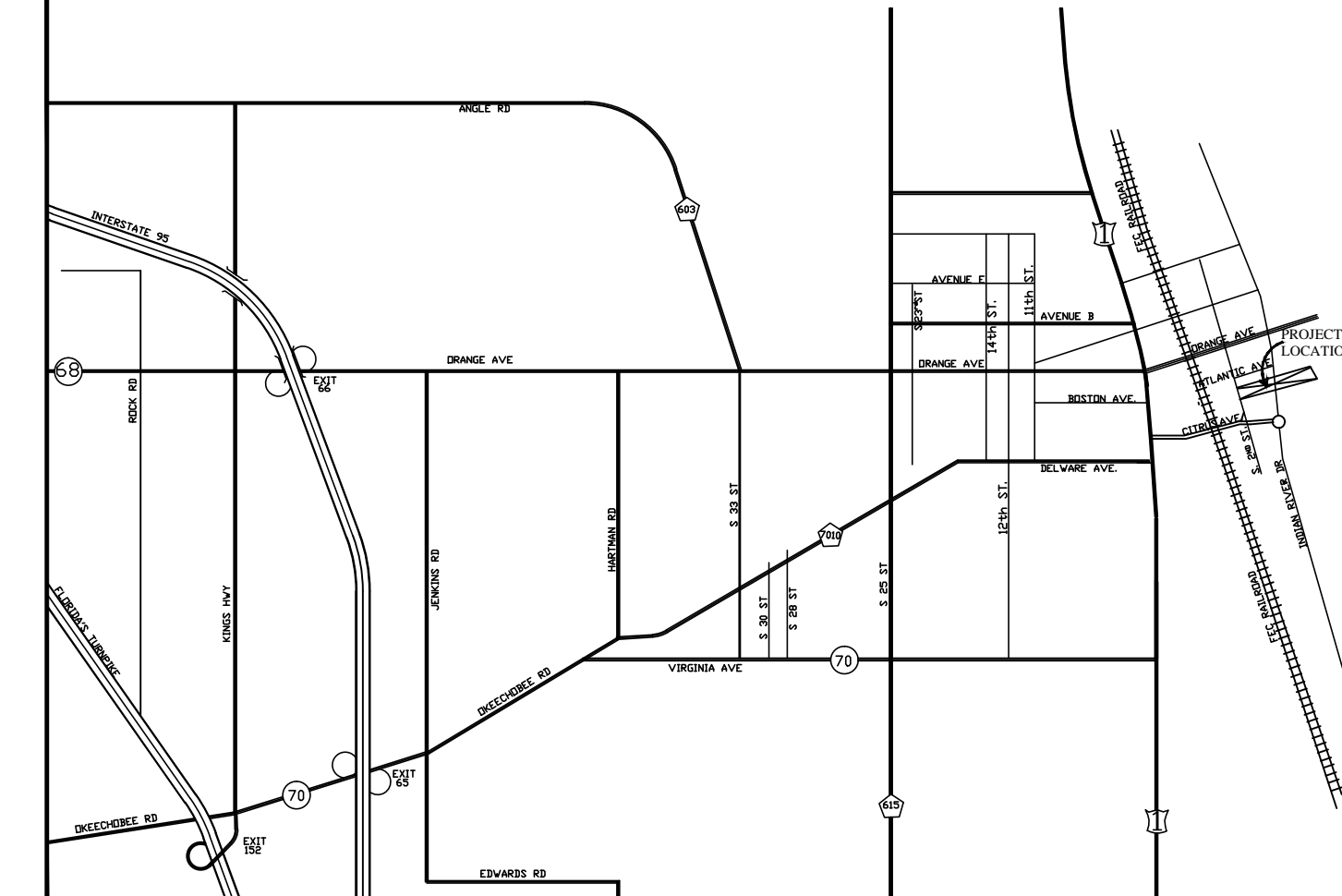
PROPOSED IMPROVEMENT

TOTAL IMPERVIOUS	0.1661	7238	20.41
VACANT LAND	0.4346	19009	53.63
GREEN AREA/OPEN SPACE	0.2112	9199	25.96
TOTAL	0.8119	35446	100.00

PARKING CALCULATIONS :

PARKING SPACES REQUIRED : 1600SFx1 PKG SPACE/300 SF= 5.33 PKG SPACES
 DAYCARE AREA : TOTAL REQUIRED = 6.00 PKG SPACES
 PARKING PROVIDED : 4 REGULAR PKG, 1 H.C. & 1 Off Site = 6.00 PKG SPACES

LOCATION MAP



- NOTES**
- 1 Top Portion of FTP 25 & 26 Shall Have a Reflective Blue Background with white Reflective Symbol & Border
 - 2 Bottom Portion shall have a Reflective White Background with Opaque & Border
 - 3 FTP 25 is for use in areas Where Space is Limited
 - 4 Height shall be 7 FT. Measured From the Ground or Sidewalk to the Bottom of \$250.00 Fine Sign or 6 FT. to the Bottom of Permit Only Sign.



SCALE 1"=20'

ABRAHAM CHABAB, Inc.
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ST. ANDREW'S EARLY LEARNING CENTER

DESIGNED BY AC
 DRAWN BY AC
 DATE Feb. 22/2016
 SHEET 1 OF 1

REVISIONS DATE

48 HOURS BEFORE DIGGING
 CALL TOLL-FREE
1-800-432-4770
 SUNSHINE STATE ONE CALL
 OF FLORIDA, INC
 UNDERGROUND UTILITIES NOTIFICATION CENTER

