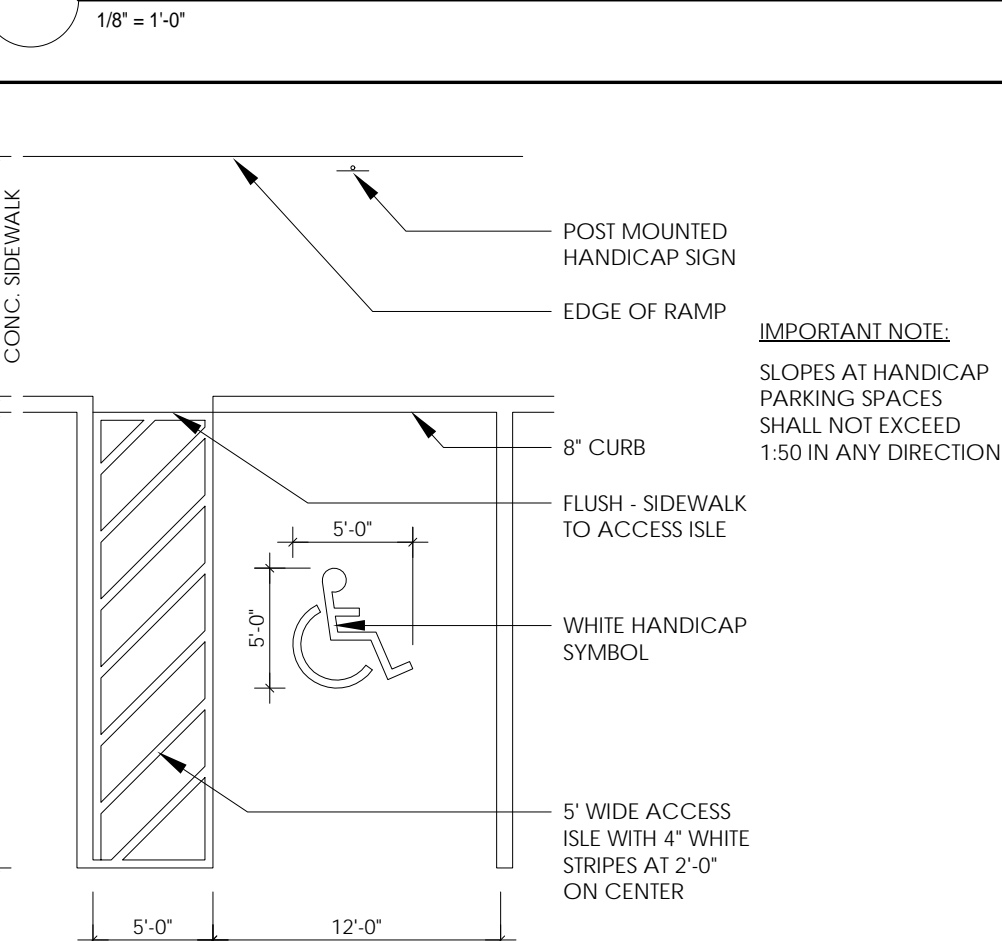


1 SITE PLAN
1" = 40'-0"

2 A.D.A. SIGNAGE
1/8" = 1'-0"



3 A.D.A. PARKING STALL
1/8" = 1'-0"

SITE PLAN DATA

PROJECT NAME	TROPIC SUPPLY
PROJECT DESCRIPTION	WAREHOUSE
STREET ADDRESS	903 SOUTH MARKET AVE, FORT PIERCE, FL 34981
LAND USE DESIGNATION	INDUSTRIAL
ZONING DESIGNATION	LIGHT INDUSTRIAL
WATER/WASTE MANAGEMENT	CITY OF FORT PIERCE
SITE AREA	4.40 ACRES (191,700 SF)
BLDG FOOTPRINT COVERAGE - EXISTING	11,358 SF
BLDG FOOTPRINT COVERAGE - NEW	21,200 SF
BLDG FOOTPRINT COVERAGE - TOTAL	32,558 SF
BUILDING DIMENSIONS (FLOOR PLATE)	159'-3" x 223'-0"
PARKING DATA	
TOTAL OFFICE AREA = 2,315 SF ± 300 SF	7.7
TOTAL WAREHOUSE AREA = 39,674 SF ± 600 SF	66.1
TOTAL REQUIRED PARKING SPACES	73.8 - 74 SPACES
TOTAL EXISTING PARKING SPACES	58 SPACES
TOTAL PROVIDED PARKING SPACES	76 SPACES
FLOOR AREA RATIO (38,287 SF ± 191,700 SF)	0.2
BUILDING OVERALL HEIGHT	29'-5"
NUMBER OF STORIES	1
SETBACKS	
FRONT YARD (NORTH) - REQUIRED	15'-0"
FRONT YARD (NORTH) - PROVIDED	162'-9"
SIDE YARD (EAST) - REQUIRED	0'
SIDE YARD (EAST) - PROVIDED	76'-10"
SIDE YARD (WEST) - REQUIRED	0'
SIDE YARD (WEST) - PROVIDED	87'-0"
REAR SETBACK (SOUTH) - REQUIRED	0'
REAR SETBACK (SOUTH) - PROVIDED	325'-11"
OPEN SPACE %	83% (159,142 SF ± 191,700 SF)
VEHICULAR USE AREA (VUA)	36,925 SF
LANDSCAPE AREA	
TOTAL LANDSCAPE AREA PROVIDED	125,567 SF
LEGAL DESCRIPTION:	
THE WEST 300 FEET OF THE EAST 1,020 FEET OF THE NORTH ONE-HALF OF LOTS 13, 14, 15 AND 16, J.I. KELLEMS SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGE 85, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA	

NOTE:
ALL CONSTRUCTION WILL COMPLY WITH THE CITY OF FORT PIERCE CODE OF ORDINANCES SECTIONS 17 AND 22.

DESIGNED	DRAWN	CHECKED
JF	JA	JF

REVISIONS

DATE:	COMM:
06-27-17	16059

TROPIC SUPPLY - FORT PIERCE

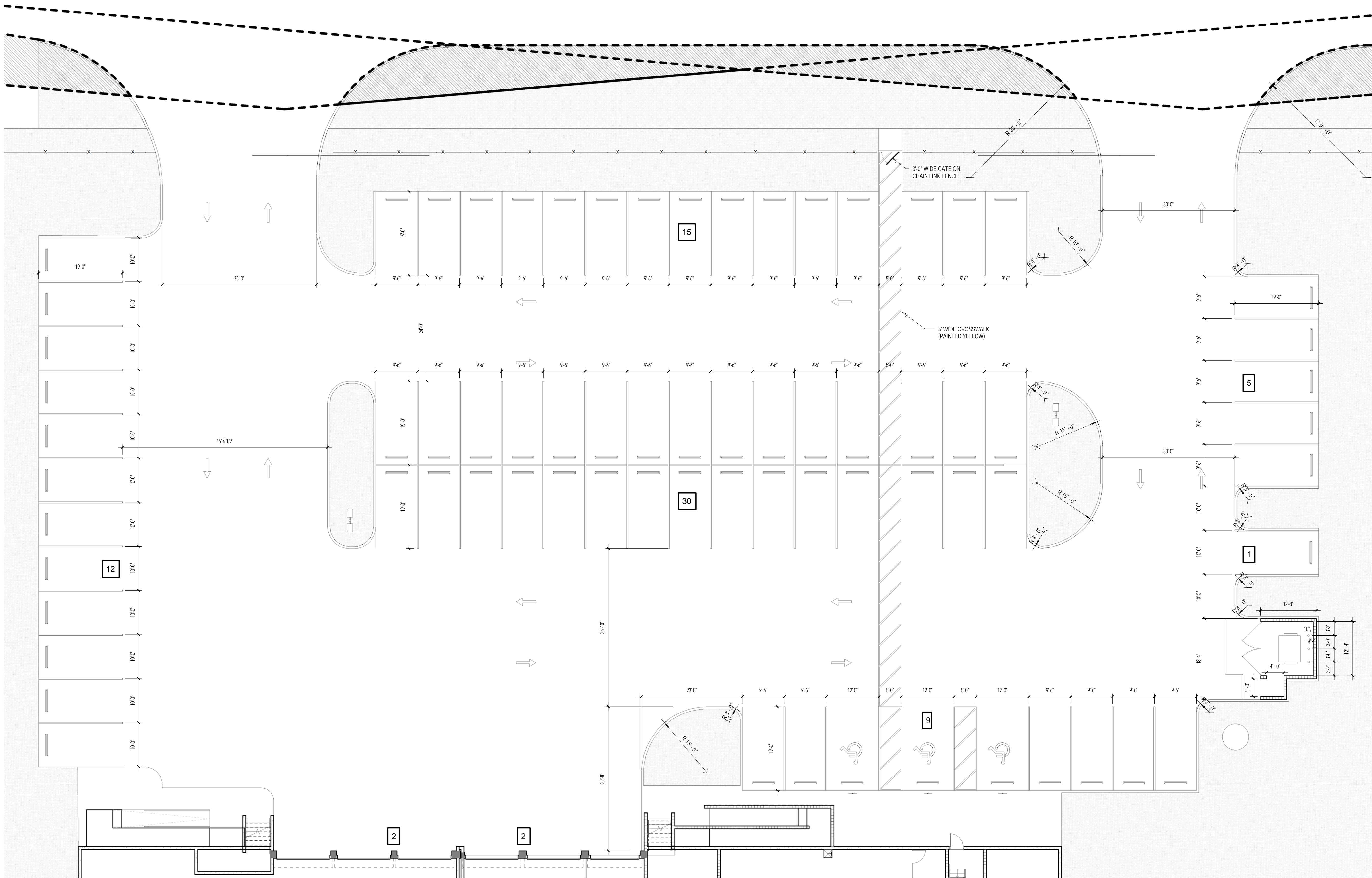
903 SOUTH MARKET AVENUE
FORT PIERCE, FL 34981

SITE PLAN & DETAILS

SITE PLAN APPROVAL

A-100

DESIGNED	DRAWN	CHECKED
Designer	Author	Checker



REVISIONS

DATE:	COMM:
06-27-17	16059

TROPIC SUPPLY - FORT
PIERCE

903 SOUTH MARKET AVENUE
FORT PIERCE, FL 34981

PARKING LOT - ENLARGED PLAN

SITE PLAN APPROVAL

A-100.1

1 PARKING LOT
3/32" = 1'-0"

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