



DEVELOPMENT REVIEW

Property Information

Property address or Location 514 N. U.S. Highway 1, Ft. Pierce, FL 34950
 Parcel ID #(s) 2403-705-0083-000-2
 Project description Construction of a Veterinary Hospital with associated infrastructure on the 0.85 acre site.

Application Type

- Site Plan Conditional Use w/New Construction Conceptual Development Plan
 Minor Amendment Major Amendment

Site Information

Non-Residential: Proposed Sq. Ft.: 8,996 Site Acreage: 0.85
Residential: Proposed Units: _____ Proposed Sq. Ft.: _____ Site Acreage: _____

Dr. Michael O'Connor - Seaway Veterinary Hospital PLLC

Randy Rodgers, P.E. - Agent - ONE16 Engineering & Consulting, LLC

Property Owner(s)

Applicant/Representative, Title, Company

709 North U.S. Highway 1 - Pelican Center - Suite 709b

1717 Indian River Blvd. - Suite 302

Street Address

Street Address

Ft. Pierce FL 34950

Vero Beach FL 32960

City State Zip

City State Zip

(772) 242-8320

772-201-1634

Phone Number

Phone Number

drmikeoconnor@hotmail.com

randy@onesixteeneng.com

Email Address

Email Address

Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein. The undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.

Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS

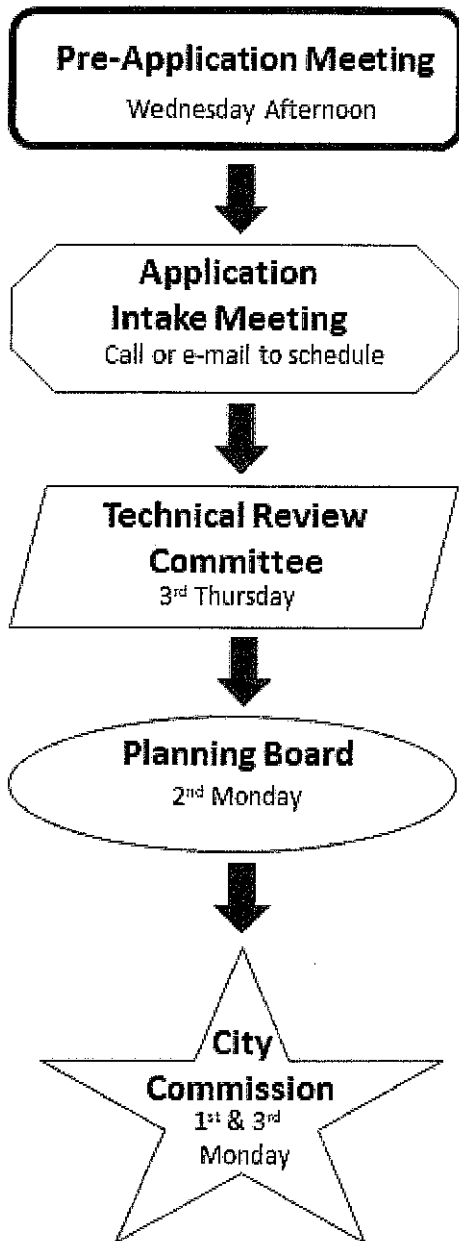
CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM

For more information, please refer to the website:

<https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Rev1>

General Information

- **Incomplete application packets will not be accepted.**
- In-take meetings are required for application submittals.
- Site plan approval is valid for one (1) year following City Commission approval. To maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date.
- Fee Schedule - <https://www.cityoffortpierce.com/DocumentCenter/View/2620/Fee-Schedule->
- Public Notice Fees - <https://www.cityoffortpierce.com/DocumentCenter/View/8818/Public-Notice-Fees->



Site Plan submittal requirements:

Submit one (1) original & three (3) hard copies and one (1) CD or Flash Drive of the following. Additional copies will be required of subsequent submittals.

- Complete application
- Warranty Deed
- SLC Property Record Card
- Detailed project description
- General location map (see Section 125-313)
- Survey (see Section 125-313)
- Site Plan (see Section 125-313)
- Landscaping Plan (see Section 123-37)
- Conceptual Drainage Plan (see Section 125-313)
- Environmental Impact Report
- Beach/Dune System protection plan, if applicable (see Section 125-313)
- Lighting Plan (see Section 125-313)
- Design Review submittals (see Design Review application)
- Traffic Impact Report
- Concurrency Review submittals (see Concurrency Review application)



DESIGN REVIEW

Property Information

Property address or Location 514 N. U.S. Highway 1, Ft. Pierce, FL 34950
 Parcel ID #(s) 2403-705-0083-000-2
 Project description Construction of a Veterinary Hospital with associated infrastructure on the 0.85 acre site.

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Street Address

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Design Review Application Checklist

(City Code of Ordinances 125-314)

Submittal for Administrative Approval

- a. A survey (1" = 30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of section 123-66, location of bordering streets and, if applicable, wetlands and beaches.
- b. A site analysis study to include a discussion of specimen trees and other natural vegetation, access, significant topography, wetlands, buffers, setbacks, views, orientation, the surrounding built environment, and other site features that may influence design elements.
- c. A draft written narrative describing the design intent of the project, its goals, and objectives and how it reflects the site analysis study results.
- d. Context photographs of neighboring uses and architectural styles.
- e. Photographs and/or drawings of architectural buildings or objects that serve as a precedent for the proposed building design. Models should be taken from local exemplary buildings, either existing or demolished. Documentation of such buildings is available in the city's planning department.
- f. Photographs of all existing structures located on the property. If existing structures on the property are more than fifty (50) years of age, documentation of these structures with data from the Florida Master Site File form is also required.
- g. Conceptual site plan (to scale) showing proposed location of all buildings, structures, parking areas, signs and landscaping.
- h. Landscape plan, at the same scale as the site plan. The planning director or designee may request enlarged plans of detailed planting areas. Planting schedule with sizes of proposed plantings must be included.
- i. Accurate color rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.
- j. Exterior elevations showing architectural character, external architectural features, and streetscape of the proposed development, including materials, colors, shadow lines and landscaping. The street elevation shall encompass the entire proposed project and generally identify the major elements of the adjacent two (2) properties on either side of the site. If the adjacent properties are vacant or underutilized, a diagram shall be provided that identifies the mass and form that is allowable under current zoning. If the street elevation must be drawn at such a scale as to render architectural details of the building unreadable, drawings of individual buildings at a larger scale should be provided as well.
- k. Design review concurrent with conceptual development plan procedure according to subsection 125-313 is also available.

Submittal for Board Approval

- a. A written narrative describing how the project conforms to administrative approval and design review guidelines of this section.
- b. A final site plan meeting the requirements of section 125-313.
- c. A final site lighting plan that meets the requirements of subsection 125-313(d)(8).
- d. A final landscape plan that meets the requirements of articles II and III of chapter 123.
- e. Final floor plans and elevation drawings (1/8" = 1'-0" minimum scale), as detailed under administrative approval, showing exterior building materials and colors with architectural sections and details to adequately describe the project.
- f. A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.

Prepared by and return to:

Arthur R. Rosenberg, PA
6499 N. Powerline Road, Suite 304
Fort Lauderdale, FL 33309
(954) 772-5151
File Number: 2022-219
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 11 day of October 2022 between **Westwood Investment LLC**, a Florida Limited Liability Company whose post office address is 215 SW 125th Avenue, Plantation, Florida 33325, grantor, and **Seaway Veterinary Hospital, PLLC**, a Florida limited liability company whose post office address is 709 North US Highway 1, Fort Pierce, Florida 34950, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **St. Lucie County, Florida** to-wit:

Lots 1 through 8, Block 9D of ASSESSOR'S MAP OF NORTH PART OF FORT PIERCE, according to the Plat thereof, as recorded in Plat Book 1, Page 164, Public Records of St. Lucie County, Florida; LESS and EXCEPTING therefrom, road right-of-way.

Also described as follows, to wit: Starting at the POINT OF BEGINNING, which is the SE corner of Lot 8, Block 9D of ASSESSOR'S MAP OF NORTH PART OF FORT PIERCE, Plat Book 1, Page 164 of the Public Records of St. Lucie County, Florida, run Northerly along East line of Block 9D, 200 feet; thence run Westerly 187.01 feet along South right-of-way line of Cedar Street; thence run Southerly along East right-of-way line of U.S. No. 1, 200 feet; thence run Easterly along North right-of-way line of Avenue D, 186.87 feet to the POINT OF BEGINNING.

Said lands situate, lying and being in St. Lucie County, Florida.

Parcel Identification Number: 2403-905-0083-000-2

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to .

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Hira
Witness
Printed Name: HIRA AHMED

Chadi
Witness
Printed Name: Chadi Bleibel

Westwood Investment LLC, a Florida Limited Liability Company

By: [Signature]
Wael Dahsheh, Managing Member

State of Florida
County of Broward

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 11 day of October 2022 by Wael Dahsheh, Managing Member of Westwood Investment LLC who is personally known or has produced a driver's license as identification.

[Seal]



[Signature]
Notary Public
Print Name: Dina Ibrahim
My Commission Expires: 05-17-2024

**Seaway Veterinary Hospital PLLC
709 North U.S. Highway 1
Pelican Center – Suite 709b
Ft. Pierce, FL 34950
(772) 242-8320**

To Whom It May Concern:

This letter authorizes ONE16 Engineering & Consulting LLC to act as agent for the purposes of obtaining permits and approvals from state and local government agencies for the property described below:

Legal Description
SEE ATTACHED

Parcel ID No.
2403-705-0083-000-2

If you have any questions, please contact me at (772) 242-8320.

Sincerely,



Michael O'Connor, Manager

Date: 8/3/23

State of: Florida
County of: St Lucie

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 3 day of August, 2023, by Michael O'Connor, who () is personally known to me, or () has produced FDL as identification.



NOTARY PUBLIC
Miranda Ramsey

Name Printed: Miranda Ramsey
State of Florida at-large
My Commission expires: March 21, 2026

LEGAL DESCRIPTION

LOTS 1 THROUGH 8, BLOCK 9D OF ASSESSOR'S MAP OF NORTH PART OF FORTH PIERCE ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 164, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; LESS AND EXCEPTING THEREFROM ROAD RIGHT OF WAY. ALSO DESCRIBED AS FOLLOWS. TO WIT: STARTING AT THE POINT OF BEGINNING. WHICH IS THE SE CORNER OF LOT 8, BLOCK 9D OF ASSESSOR'S MAP OF NORTH PART OF FORT PIERCE, PLAT BOOK 1, PAGE 164 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; RUN NORTHERLY ALONG EAST LINE OF BLOCK 9D 200 FEET; THENCE RUN WESTERLY 187.01 FEET ALONG SOUTH RIGHT-OF-WAY LINE OF CEDAR STREET; THENCE RUN SOUTHERLY ALONG EAST RIGHT OF WAY LINE OF U.S. NO. 1 200 FEET; THENCE RUN EASTERLY ALONG NORTH RIGHT-OF-WAY LINE OF AVENUE D 186.87 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE, LYING, AND BEING IN ST LUCIE COUNTY, FLORIDA.

PARCEL ID NUMBER: 2403-705-0083-000-2



Property Identification

Site Address: 514 N US HIGHWAY 1
 Sec/Town/Range: 10/35S/40E
 Parcel ID: 2403-705-0083-000-2
 Jurisdiction: Fort Pierce

Use Type: 1000
 Account #: 16002
 Map ID: 24/10N
 Zoning: General Co

Ownership

Seaway Veterinary Hospital PLLC
 709 N US Highway 1
 Fort Pierce, FL 34950-9101

Legal Description

ASSESSOR'S MAP OF N PART OF FORT PIERCE BLK 9-D- LOTS 1 TO 8
 INCL-LESS US 1 R/W- (MAP 24/10C)



Current Values

Just/Market Value: \$293,000
 Assessed Value: \$151,129
 Exemptions: \$0
 Taxable Value: \$151,129

Total Areas

Finished/Under Air (SF): 0
 Gross Sketched Area (SF): 0
 Land Size (acres): 0.85
 Land Size (SF): 37,000

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	160

Sources/links:

Taxes for this parcel: SLC Tax Collector's Office [📄](#)
 Download TRIM for this parcel: [Download PDF 📄](#)

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Oct 11, 2022	4901 / 0661	0001	WD	Westwood Investment LLC	\$450,000
Jan 6, 2010	3192 / 0040	0001	WD	Jads Empire Inc	\$150,000
Apr 25, 1995	0956 / 2669	XX00	WD	SOUTHLAND CORPORATION	\$150,000
Apr 1, 1984	0430 / 1330	XX00	CV		\$182,500

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

View: Roof Cover: Roof Structure:
 Building Type: Year Built: N/A Frame:
 Grade: Effective Year: N/A Primary Wall:
 Story Height: No. Units: 0 Secondary Wall:

Interior Data

Bedrooms: 0 Electric: Primary Int Wall:

Full Baths: 0
 Half Baths: 0
 A/C %: 0%

Heat Type:
 Heat Fuel:
 Heated %: N/A%

Avg Hgt/Floor: 0
 Primary Floors:
 Sprinkled %: 0%



Image
 or
 Sketch
 unavailable
 for display

Sketch Area Legend

Sub Area Description Area Fin. Area Perimeter

Special Features and Yard Items

Type Qty Units Year Blt

Current Year Values

Current Values Breakdown

Building: \$0
 Land: \$293,000
 Just/Market: \$293,000
 Ag Credit: \$0
 Save Our Homes or 10% Cap: \$141,871
 Assessed: \$151,129
 Exemption(s): \$0
 Taxable: \$151,129

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	15.2	Fort Pierce Stormwater Charge	\$1,048.80

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2022	\$293,000	\$151,129	\$0	\$151,129
2021	\$166,500	\$137,390	\$0	\$137,390
2020	\$124,900	\$124,900	\$0	\$124,900

Permits

Number	Issue Date	Description	Amount	Fee
F98-000854	Jun 30, 1998	Roof	\$2,395	\$2,395
DMC20069	Apr 3, 2006	Demolition	\$2,450	\$130

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Fort Pierce

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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Engineering & Consulting, LLC

1717 Indian River Blvd, Ste 302 • Vero Beach, FL 32960

Ph: 772/201-1634 • Email: info@onesixteeneng.com

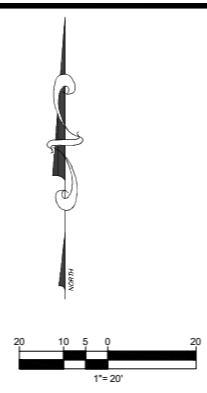
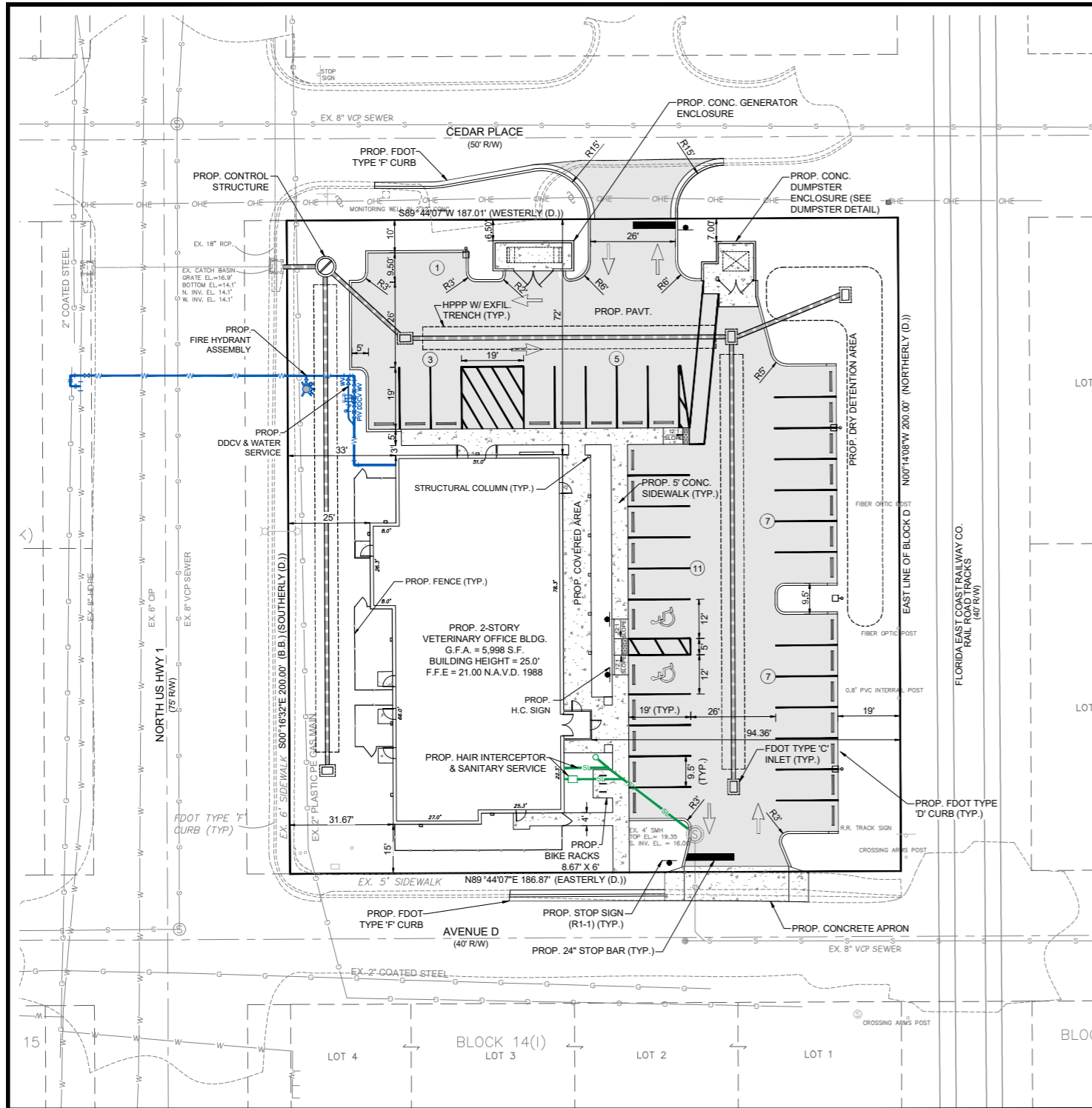
SITE ANALYSIS STUDY – HOLY FAMILY VETERINARY HOSPITAL

The project entails the construction of a new 8,996 square foot veterinary hospital with associated paved parking, landscaping, and a stormwater management system on the 0.858 acre site. The site is Zoned C-3, General Commercial with a Future Land Use of C-3, General Commercial. Access to the site is proposed to be from Cedar Place on the north and Avenue D on the south.

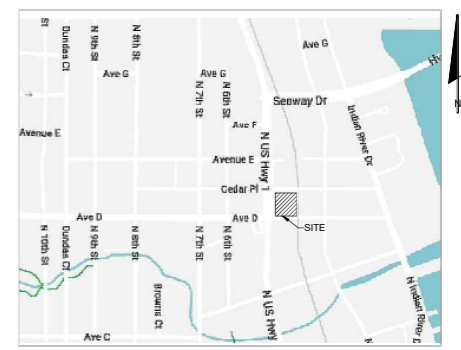
The site was previously developed as a 7 Eleven gas station with a small convenience store and was demolished sometime in 2006. On the north side of the site is Cedar Place, on the south side of the site is Avenue D, on the east side of the site is the FEC railroad, and on the west side of the site is U.S. Highway 1 (S.R. 5). The site has existing oak trees and sabal palm trees. The oaks trees along US-1 will be removed due to close proximity to existing gas lines, existing overhead electrical lines, and existing sidewalks and replaced with trees that have a less intrusive root system, so the root systems will not damage the infrastructure in the future. There is no other natural vegetation on the site other than weed grasses. There are no wetlands or other environmentally sensitive areas on the site. The site slopes from a high elevation of 22.6 at the south end, to low elevation of 15.6 at the north end.



LOCATION MAP



LEGEND			
	EXISTING GRADE ELEVATION		PROPOSED SAN LATERAL
	PROPOSED ELEVATION		PROPOSED CATCH BASIN
	RUNOFF FLOW DIRECTION		PROPOSED CLEAN OUT
	EXISTING WATER MAIN		PROPOSED ASPHALT PAVEMENT
	EXISTING SEWER MAIN		NEW CONCRETE
	EXISTING GAS MAIN		NUMBER OF PARKING SPACES
	PROPOSED WATER MAIN		TRAFFIC FLOW DIRECTION



SECTION 10, TWP. 35 S, RGE. 40 E
N.T.S.

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OWNER:
 SEAWAY VETERINARY HOSPITAL PLLC
 709 NORTH U.S. HIGHWAY 1
 PELICAN CENTER - SUITE 709b
 FORT PIERCE, FL 34950

SITE ADDRESS:
 514 NORTH U.S. HIGHWAY 1
 FORT PIERCE, FL 34950

PARCEL IDENTIFICATION NUMBERS:
 2403-705-0083-000-2

PROPERTY CLASSIFICATIONS:
 ZONING: C-3, COMMERCIAL GENERAL
 FUTURE LAND USE: C-3, GENERAL COMMERCIAL

BUILDING SETBACKS:

	REQUIRED	PROVIDED
FRONT:	25'	25'
REAR:	15'	94.36'
SIDE:	15'	15'

BUILDING DATA:
 1ST FLOOR OFFICE = 5,998 S.F.
 2ND FLOOR OFFICE = 1,198 S.F.
 2ND FLOOR STORAGE = 1,800 S.F.
 GROSS FLOOR AREA = 8,996 S.F.
 BUILDING HEIGHT = 35 FEET (2-STORY)

PARKING CALCULATIONS:
 PROPOSED MEDICAL OFFICE BUILDING:
 1 SPACE PER 200 SQ. FT.
 7,196 SQ. FT. / 200 = 36 SPACES REQUIRED

PROPOSED SECOND FLOOR STORAGE:
 1 SPACE PER 600 SQ. FT.
 1,800 SQ. FT. / 600 = 3 SPACES REQUIRED

TOTAL SPACES REQUIRED = 39 SPACES

SMALL BUSINESS PARKING EXEMPTION
 1,200 SQ. FT. / 200 = 6 SPACES

TOTAL SPACES REQUIRED = 33 SPACES
 TOTAL SPACES PROVIDED = 34 SPACES (2 HANDICAP)

TRAFFIC STATEMENT:
 THE INSTITUTE OF TRANSPORTATION ENGINEERS TRIP GENERATION, 11th EDITION
 CATEGORY: ANIMAL HOSPITAL/VETERINARY CLINIC (640)

(AVERAGE RATES UTILIZED)	AVERAGE RATE	SQUARE FEET	TRIPS
WEEKDAY DAILY TRIPS:	21.50 / 1000SF	8,996	194
A.M. PEAK HOUR TRIPS:	3.64 / 1000SF	8,996	33
P.M. PEAK HOUR TRIPS:	3.53 / 1000SF	8,996	32

DRAINAGE STATEMENT:
 THE PROJECT WILL BE SERVED BY SITE GRADING, INLETS, AND CULVERTS THAT WILL DIRECT STORMWATER TO THE EXFILTRATION TRENCH SYSTEM AND THE DRY DETENTION AREA LOCATED ALONG THE EAST SIDE OF THE SITE PRIOR TO A CONTROLLED DISCHARGE TO THE US HIGHWAY 1 DRAINAGE SYSTEM. SFVMD CRITERIA FOR WATER QUALITY AND QUANTITY TREATMENT WILL BE PROVIDED.

UTILITY PROVIDERS:
 POTABLE WATER = FPJA
 WASTEWATER = FPJA
 IRRIGATION = WELL

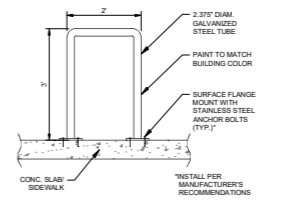
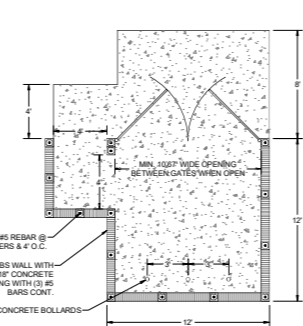
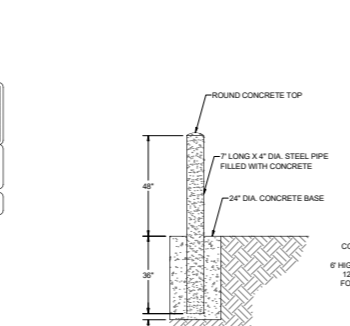
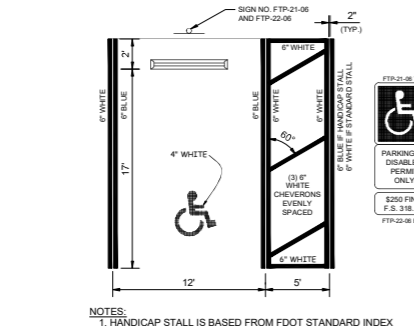
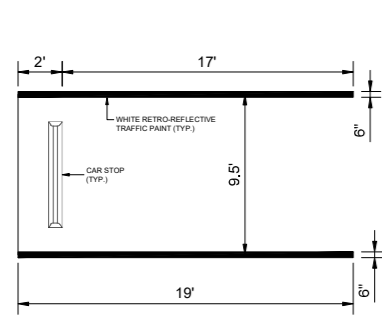
HAZARDOUS WASTE STATEMENT:
 ANY AND ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED OR STORED ON SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.

PROJECT NOTES:
 - ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
 - THIS PROJECT SHALL COMPLY WITH THE CITY OF FT. PIERCE CODE OF ORDINANCES, CHAPTER 17 AND CHAPTER 22.

CONSTRUCTION SCHEDULE:
 CONSTRUCTION START: JANUARY 2024
 CONSTRUCTION COMPLETION: 180 DAYS

SITE DATA:

TOTAL PROJECT AREA	37,388 S.F.	0.858 AC	100.00%
IMPERVIOUS AREA			
PROP. BUILDING	5,998 S.F.	0.138 AC	16.04%
PROP. PAVEMENT	14,558 S.F.	0.334 AC	38.95%
PROP. WALKS	2,671 S.F.	0.061 AC	7.14%
TOTAL IMPERVIOUS	23,225 S.F.	0.533 AC	62.12%
TOTAL PERVIOUS	14,163 S.F.	0.325 AC	37.88%



- NOTES:**
- HANDICAP STALL IS BASED FROM FDOT STANDARD INDEX #17346, SHEET 12 OF 14.
 - DIMENSIONS ARE TO THE CENTERLINE OF MARKINGS.
 - BLUE PAVEMENT MARKINGS SHALL BE TINTED TO MATCH SHADE 15180 OF FEDERAL STANDARDS 595a.
 - FTP-22-06 PANEL SHALL BE MOUNTED BELOW THE FTP-21-06 SIGN.
 - FOR DESIGN OF THE UNIVERSAL SYMBOL OF ACCESSIBILITY, REFERENCE FDOT STANDARD INDEX #17346, SHEET 12 OF 14.
 - FOR DESIGN OF THE ASSOCIATED SIGNS, REFERENCE FDOT STANDARD INDEX #17355, SHEET 4 OF 11.

- GENERAL CONSTRUCTION NOTES:**
- THE MINIMUM WALL THICKNESS OF THE PIPE SHALL BE 0.18"
 - ALL POSTS SHALL HAVE 2 COATS OF PRIMER AND 2 COATS OF YELLOW TOP COAT, UNLESS OTHERWISE NOTED.
 - THE PRIMER COAT SHALL MEET THE REQUIREMENTS OF FDOT 971.6.
 - ALL CONCRETE SHALL BE FDOT CLASS 1.



REVISIONS:

BY:	DATE:	COMMENT:

PROJECT: **HOLY FAMILY VETERINARY HOSPITAL**
 CLIENT: **SEAWAY VETERINARY HOSPITAL, PLLC**
 FORT PIERCE, FL

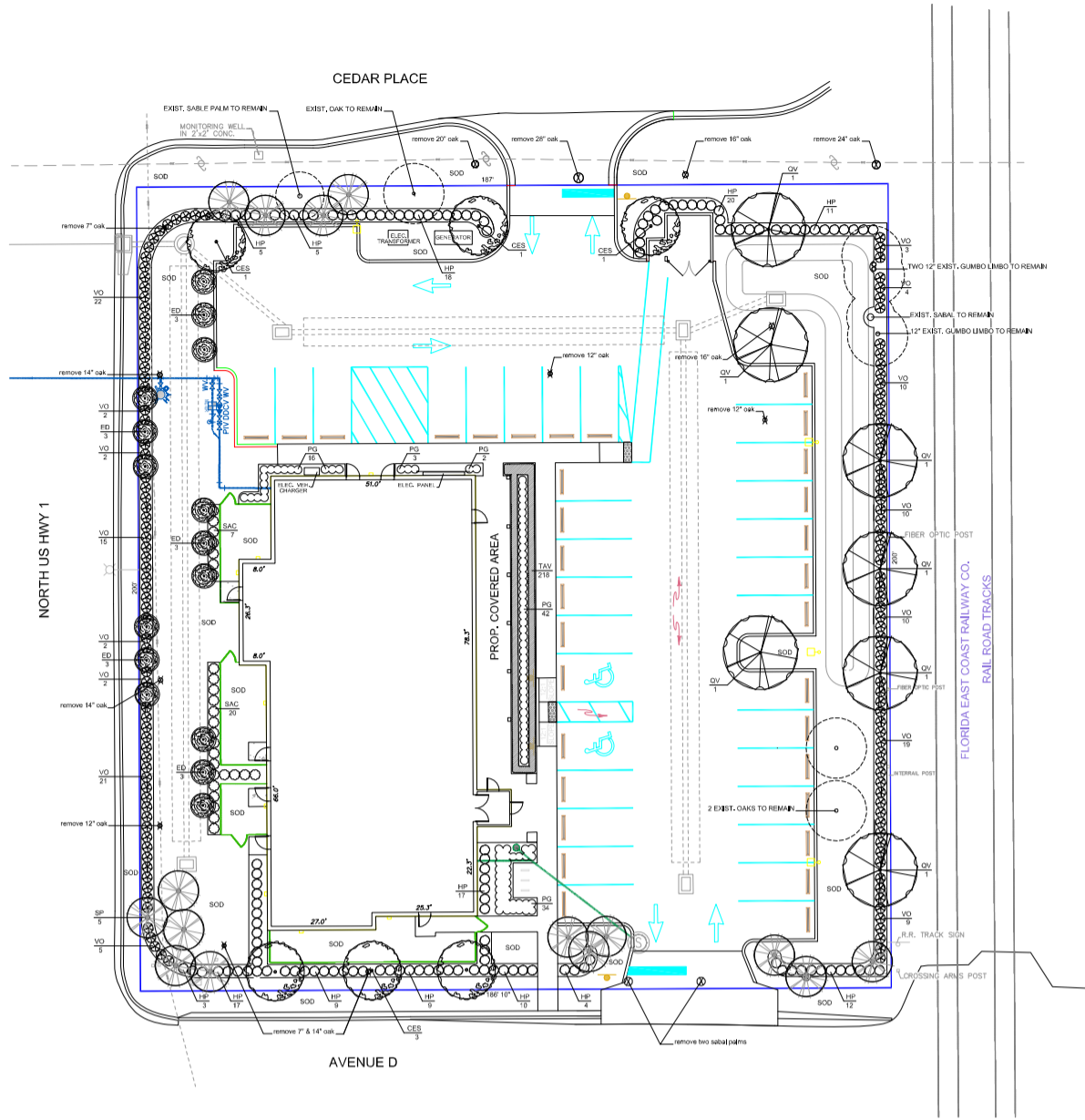


M. RANDALL RODGERS, PE
 FLORIDA LICENSE NO. 68212
 9/28/23

PROJECT No.: 23-244-C
 DRAWN BY: TG
 CHECKED BY: RR
 DATE: 08-11-23

SHEET TITLE: **SITE PLAN**
 SHEET NUMBER: **C-1**





PLANT MATERIAL LIST

TREES & PALMS (* indicates native tree or shrub)

Code Name	Quantity	Scientific Name	Common Name	Planting Size
CES	6	CONOCARPUS ERECTUS	SILVER BUTTONWOOD	12" X 5', 4' CT 2 1/2" DBH
ED	15	ELEOCARPENS DEP	JAPANESE BLUBERRY	12" X 5', 4' CT 2 1/2" DBH
SP	15	SABAL PALMETTO	CABBAGE PALM	12', 14', 16' OA, BOOTED
QV	7	QUERCUS VIRGINIANA	LIVE OAK	12" X 7', 2 1/2" DBH

SHRUBS & GROUNDCOVERS

Code Name	Quantity	Scientific Name	Common Name	Planting Size
HP	130	HAMELIA PATENS	FIRE BUSH	28" X 20" #3, 30" OC
PG	94	PODOCARPUS GRACILIOR	DWARF PODOCARPUS	12" X 12" #3, 20" OC
SAC	27	SCHEFFELERA ARBORCOLA CAPPELLA	GOLD CAPPELLA	26" X 18" #3, 30" OC
TAV	218	TRACELOSPERNUM JASMINOIDES VARAGATA	VARIGATED ASIATIC JASMINE	4" X 10" #1, 16" OC
VO	138	VIBURNUM ODORATISSUM	SWEET VIBURNUM	36" X 30" #7, 3' OC

OTHER MATERIALS

MULCH	27	CU. YDS. ENVIRO MULCH (EST.)
SOD	11,800	SQ. FT. FLORITAM (EST.)

NOTE:

- LANDSCAPED AREAS SHALL BE PROVIDED WITH AN IRRIGATION SYSTEM OF SUFFICIENT CAPACITY TO MAINTAIN THE LANDSCAPING IN A HEALTHY GROWING CONDITION. THE IRRIGATION SYSTEM SHALL BE DESIGNED, INSTALLED AND MAINTAINED IN SUCH A MANNER AS NOT TO BE A PROBLEM OR NUISANCE TO ADJACENT PROPERTIES AND TO THE GENERAL PUBLIC.
- DESIGN PLANS FOR THE IRRIGATION SYSTEM MUST BE SUBMITTED WITH THE REQUIRED LANDSCAPE PLAN FOR THE REVIEW AND APPROVAL BY THE DEVELOPMENT DEPARTMENT.
- THE IRRIGATION SYSTEM MUST INCLUDE A RAIN SWITCH TO MONITOR RAIN LEVELS AND IRRIGATION NEEDS.

REQUIRED TREE DATA

PERIMETER R.O.W. LINEAR FT. = 774 L. FT. - X 10 FT. = 7740 SQ. FT. REQUIRED
11,200 SQ. FT. PROVIDED

ONE TREE FOR EVERY 30 L. FT. 768 - 53' ACCESS WAY = 715 DIVIDED BY 30 = 23.8 = 24 TREES REQUIRED
? TREES PROVIDED

NORTH PERIMETER LINE 167 L. FT. - 26 L. FT. = 161' DIVIDED BY 30' = 5.3 = 6 TREES REQUIRED
4 PROPOSED TREES & 4 SABAL PALMS = 1 EXISTING OAK & 1 EXISTING SABAL = 6 PROPOSED TREES

EAST PERIMETER LINE REQUIRED TREES: 200 L. FT. DIVIDED BY 30 L. FT. = 6.6 = 7 TREES REQUIRED
6 PROPOSED TREES & 1 PROPOSED SABAL & 2 EXISTING OAKS = 9 TREES

SOUTH PERIMETER LINE 187 L. FT. - 27 L. FT. ACCESS WAY = 160' = 5.3 = 6 TREES REQUIRED
3 PROPOSED TREES + 8 PROPOSED SABALS + 1 EXISTING SABAL = 3 TREES = 6 TREES PROVIDED

WEST PERIMETER LINE 200 L. FT. = DIVIDED BY 30' = 6.6 = 7 TREES REQUIRED
6 PROPOSED TREES & 3 SABALS PALMS = 6 TREES

4 INTERIOR TREES REQUIRED & 4 INTERIOR TREES PROVIDED

NOTE:

TREES WITH A SMALLER SPREAD ARE PROPOSED ON THE WEST PERIMETER DUE TO THEIR PROXIMITY TO THE EDGE OF ROAD, EXISTING UNDERGROUND UTILITIES AND PROPOSED DRAINAGE STRUCTURES. THESE GROUPS OF 3 TREE TREES NEAR THE ROADWAY ARE AIDED BY 3 ADDITIONAL GROUPS EAST OF THE DRAINAGE STRUCTURE TO REINFORCE THE LANDSCAPE BUFFER.

LANDSCAPE CONTRACTOR NOTES

ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER. PLANTS WILL BE INSPECTED BY THE LANDSCAPE ARCHITECT. THOSE PLANTS THAT DO NOT MEET THE SPECIFICATIONS IN SIZE OR GRADE WILL BE REJECTED.

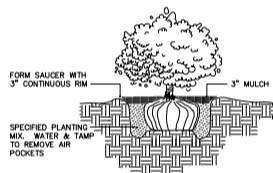
THE LANDSCAPE CONTRACTOR SHOULD HAVE A COMPETENT FOREMAN IDENTIFIED AT THE BEGINNING OF THE JOB WHO WILL BE ON THE JOB THROUGHOUT THE INSTALLATION OF PLANTING. THIS PERSON SHALL BE RESPONSIBLE FOR DIRECTING THE CREW AND ANY SUBCONTRACTORS WORKING FOR THE LANDSCAPE CONTRACTOR AND SHALL ACT AS THE LANDSCAPE CONTRACTOR'S REPRESENTATIVE TO THE OWNER AND LANDSCAPE ARCHITECT.

THE LANDSCAPE CONTRACTOR SHALL LAY OUT AREAS TO BE PLANTED AND ARRANGE A MEETING WITH THE LANDSCAPE ARCHITECT FOR APPROVAL BEFORE PLANTING.

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREPARATION OF ALL AREAS TO RECEIVE PLANTS. ALL PLANTS, GRASSES AND WEEDS SHALL BE REMOVED BY HAND, ROTOTILLING OR BY SCRAPING. GROUND IS TO BE LEVELED AND WATERED IF DRY. FILL TREE AND PALM HOLES WITH WATER PRIOR TO PLANTING. IF WATER DOES NOT COMPLETELY DRAIN FROM HOLE WITHIN FOUR HOURS, CONTACT LANDSCAPE ARCHITECT FOR APPROVAL BEFORE PLANTING. PLANT HOLES ARE TO BE BACKFILLED WITH A HOMOGENEOUS SOIL MIX CONSISTING OF 2 PARTS SANDY TOPSOIL, 2 PARTS PEAT MOSS AND 1 PART COW MANURE OR MILORGANITE. AGRIFORM 20-10-15 PLANTING TABLETS SHALL BE ADDED TO EACH PLANT HOLE ACCORDING TO THE MANUFACTURER'S RECOMMENDED APPLICATION RATES. BACKFILL HALF WAY UP THE ROOTBALL. PLACE THE TABLETS BESIDE THE ROOTBALL ABOUT 1 INCH FROM THE ROOTTIPS. DO NOT PLACE TABLETS IN BOTTOM OF HOLE.

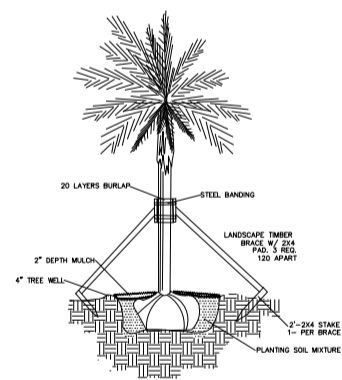
THE CONTRACTOR SHALL PROVIDE THE SPECIFIED MULCH. INSTALL 3" DEPTH OF SPECIFIED MULCH TO ALL AREAS INDICATED ON THE PLAN. THE MULCH SHALL BE INSTALLED AS SHOWN ON THE DETAILS TO ENSURE THAT IT IS NOT INSTALLED TOO CLOSE TO THE PLANT TRUNK OR STEM.

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL PLANT MATERIAL SHALL BE ALIVE AND THRIVING FOR A PERIOD OF ONE YEAR FOLLOWING PLANTING. THE LANDSCAPE CONTRACTOR SHALL REPLACE DEAD OR SICK PLANTS AT NO ADDITIONAL COST TO THE OWNER.



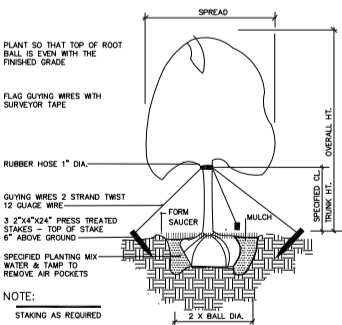
SHRUB PLANTING

SCALE: NOT TO SCALE



PALM PLANTING

SCALE: NOT TO SCALE



TREE PLANTING - GUY WIRES

SCALE: NOT TO SCALE



OF ONE

SHEET

HOLY FAMILY VETERINARY HOSPITAL

LANDSCAPE PLAN

DANIEL J. SUGG
LANDSCAPE ARCHITECT / SITE PLANNER
POST OFFICE BOX 335, JENSEN BEACH, FL 34958
PHONE: (772) 485-1776 danlandarch@gmail.com

DATE: 9/7/23
DATE: 9/21/23



Engineering & Consulting, LLC

1717 Indian River Blvd, Ste 302 • Vero Beach, FL 32960

Ph: 772/201-1634 • Email: info@onesixteeneng.com

ENVIRONMENTAL STATEMENT – HOLY FAMILY VETERINARY HOSPITAL

September 5, 2023

Parcel #: 2403-705-0083-000-2

An environmental site visit was conducted on 1 parcel of land totaling 0.85 acres located on S. US Hwy 1, Section 10, Township 35 South, Range 40 East, City of Fort Pierce, St Lucie County, Florida. The parcel was surveyed to be in substantial compliance with the St Lucie County Resource Protection Standards (Chapter VI).

The property currently appears to be mowed and contains only a few interspersed trees. The site is bordered by a paved road on the north, south, and west sides, and a railroad on the east side. The immediate area surrounding the property, with the exception of isolated areas, has been developed for residential or commercial purposes.

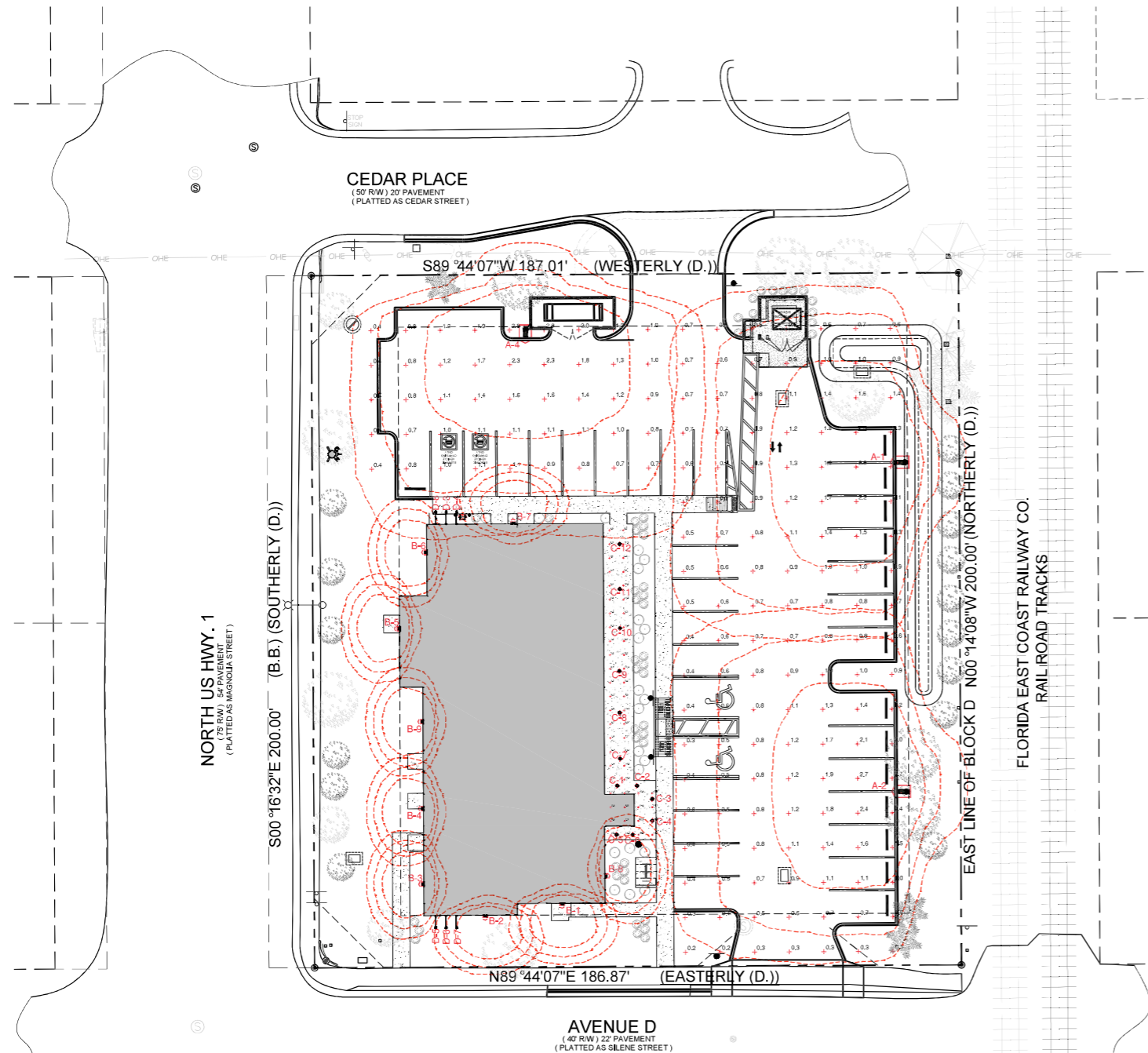
Vegetation observed includes mowed bahia grass (*Paspalum notatum*), wild sarsaparilla vine (*Smilax glauca*), spermacoce (*spermacoce* spp.), Brazilian pepper (*Schinus tereinthifolius*), cabbage palm (*Sabal palmetto*), and live oak (*Quercus virginiana*).

No wildlife or evidence of wildlife, including that from the list of State and Federally protected species, rare, threatened, endangered or species of special concern was observed on the property. No portions of the property appear to be environmentally sensitive.

Sincerely,

M. Randall Rodgers, P.E.

LEGAL DESCRIPTION
 A TRACT OF LAND COMPRISING ±0.858 ACRES, MORE OR LESS,
 BETTER KNOWN AS LOTS 1 THRU 8, BLOCK 9D OF THE ASSESSORS
 MAP OF NORTH PART OF FORT PEIRCE, PLAT BOOK 1, PAGE 164 OF
 THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA



Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
A			3	Lithonia Lighting	DSX0 LED P3 40K 70CRI TFTM HS	D-Series Size 0 Area Luminaire P3 Performance Package 4000K CCT 70 CRI Forward Throw House Side Shield	1	7538	1	68.95	Max: 7321cd
B			9	Lithonia Lighting	WJGE1 LED P0 40K 80CRI VW	WJGE1 LED WITH P0 - PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT WIDE OPTIC	1	760	1	6.7947	Max: 573cd
C			12	Lithonia Lighting	LDN6 40/07 L06AR LSS	GIN LDN, 4000K, 750LM, CLEAR, SEMI-SPECULAR REFLECTOR, CRI80	1	759	1	8.91	Max: 788cd
D			6	WAC Lighting	WP-LED51e(max)-4000k	endurance sign light	1	1141	1	15.155	Max: 1014cd

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING LOT AREA	+	1.0 fc	2.8 fc	0.2 fc	14.0:1	5.0:1
UNDER CANOPY DOWN LIGHTING AREA	+	8.0 fc	18.1 fc	1.4 fc	12.9:1	5.7:1
EXTERIOR WALL PACK TYPICAL	+	1.8 fc	10.3 fc	0.2 fc	51.5:1	9.0:1



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B1 PHOTMETRIC SITE PLAN
 1" = 20'-0"

BEFORE YOU DIG CALL: 811 OR VISIT MY.SUNSHINE811.COM

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 Building Design for Animals, LLC
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 Albuquerque, NM 87107
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 Fort Pierce, Florida 34950
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REV#	DATE	COMMENTS

INITIALS	REVISION
TS	BDA DSGN. REV.
PW	BDA TECH. REV.

PROJECT NO.: 2308
 DRAWN:
 DATE: 06/07/2023

PH101
 OF

Date Plotted: September 29, 2023 - 10:05 PM - Thomas
 Plot Date: September 22, 2023 - 12:07 PM
 Drawing Name: G:\work\2023\2308 - O'Connor\BDA\DWG\SCD\WHICHLY FARM\YShine\2308PH101 PHOTMETRIC SITE PLAN.dwg



Engineering & Consulting, LLC

1717 Indian River Blvd, Ste 302 • Vero Beach, FL 32960

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TRAFFIC STATEMENT – HOLY FAMILY VETERINARY HOSPITAL

THE INSTITUTE OF TRANSPORTATION ENGINEERS TRIP GENERATION, 11th EDITION

CATEGORY: ANIMAL HOSPITAL/VETERINARY CLINIC (640)

(AVERAGE RATES UTILIZED)	AVERAGE RATE	SQFT	TRIPS
WEEKDAY DAILY TRIPS:	21.50 / 1000SF	8,996	194
A.M. PEAK HOUR TRIPS:	3.64 / 1000SF	8,996	33
P.M. PEAK HOUR TRIPS:	3.53 / 1000SF	8,996	32



CONCURRENCY CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	COMMERCIAL	GC - GENERAL COMMERCIAL	C3 - GENERAL COMMERCIAL
South	COMMERCIAL	GC - GENERAL COMMERCIAL	C3 - GENERAL COMMERCIAL
East	RESIDENTIAL	RM - MEDIUM DENSITY RESIDENTIAL	ES - Medium Density
West	COMMERCIAL	GC - GENERAL COMMERCIAL	C3 - GENERAL COMMERCIAL

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	C3- GENERAL COMMERCIAL	C3- GENERAL COMMERCIAL	8,996	0.858	X
**Proposed	C3- GENERAL COMMERCIAL	C3- GENERAL COMMERCIAL			N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot 1,124.5
Demand Analysis	Maximum 2,804.1
Current Zoning/FLU	Total gallons per day 2,804.1
**Proposed Zoning/FLU	Total gallons per day 2,804.1
**Change in Demand	Total gallons per day 0

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot 1,124.5
Demand Analysis	Maximum 2,243.28
Current Zoning/FLU	Total gallons per day 2,243.28
**Proposed Zoning/FLU	Total gallons per day 2,243.28
**Change in Demand	Total gallons per day 0

C. Parks and Recreation (Residential Classifications Only): (Du x 2.6 = persons + 44,227 = population /LOS)				
Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

D. Public Schools (Residential Classifications Only): Single Family: (du x 0.405 = students/70% K-8/30% High) Multi-family: (du x 0.207 = students/70% K-8/30% High)		
	K-8	High
School Name		
City		
Distance		
Current Zoning/FLU Enrollment Demand		
**Proposed Zoning/FLU Enrollment Demand		
**Change in Demand		

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	
**Proposed Zoning/FLU	
*Change in Demand	

F. Stormwater: Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)
--

Impact	
---------------	--

III. Transportation Analysis: Complete ITE Trip Generation Form (Attached)

G. Transportation Analysis: Complete ITE Trip Generation Data Form		
Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	194	33
**Proposed Zoning/FLU		
*Change in Demand	Trips	Trips
Impact to Capacity		

IV. Project Description

PHASING	
Is this project (phase) part of a larger project?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.	
Total Project: Residential Units:	Single Family: Multifamily:
Non-residential (square footage):	
Mixed-use (describe use):	
(If this is a single phase project, name it Phase I – Total)	

RESIDENTIAL DATA					
Type	Phase	Number of Units	Acres	Expected beginning date	Expected completion date
Single-family, detached					
Single-family, attached					
Multi-family					
Other (specify)					

NON-RESIDENTIAL DATA					
Type(s) specify	Phase	Square footage	Acres	Expecting beginning date	Expected completion date
Veterinary Clinic	N/A	8,996	0.858	12/1/23	12/1/23

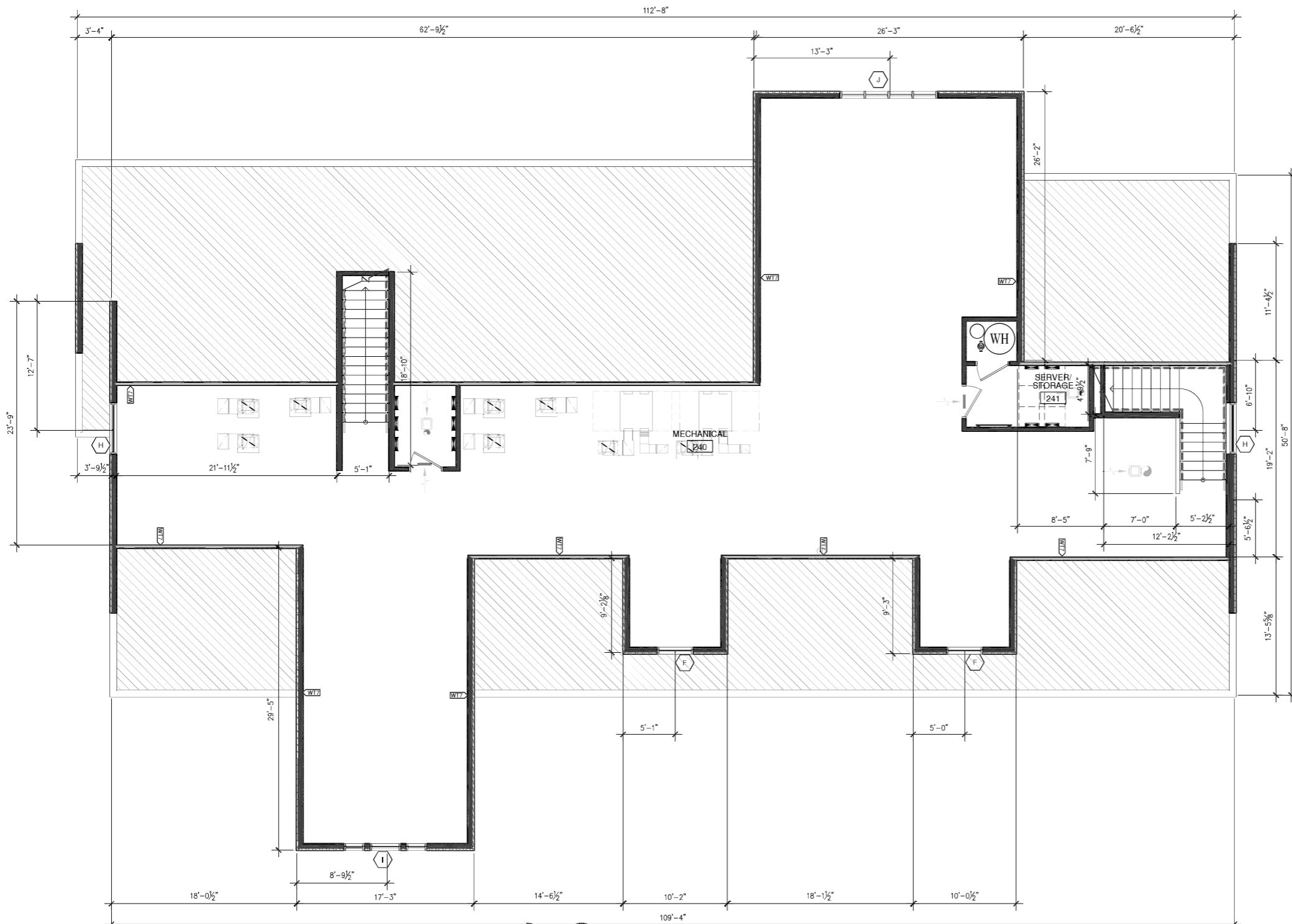
A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated. Yes No

- B. 1. Does this application involve demolition or re-use of any structure(s)? Yes No
 If yes, what is the size of the structure(s) to be demolished or re-used? _____
2. What is the current use of the structure to be demolished or re-used? _____
3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? Yes No
 If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

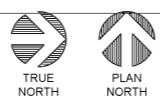
C. Exemptions Requested:

** Complete section if requesting a change in zoning, future land use, or expanding

Sheet 20, 2023, 6:29 AM, H:\msh
 September 6, 2023, 11:50 AM
 G:\Projects\2023\2308 - O'Connor\BDA\DWG\CD\WHOLEY FAMILY\Sheet\2023\A104 Dimension Plan-Upper Level.dwg



A1 DIMENSION PLAN - UPPER LEVEL
 3/16" = 1'-0"



LEGEND

- LOAD BEARING STUD PARTITION
- STUD PARTITION WALL
- SOUND ISOLATION WALL (PARTITION EXTENDED TO BOTTOM OF TRUSS)
- SOUND ISOLATION WALL (LOAD BEARING PARTITION EXTENDED TO BOTTOM OF TRUSS)
- EXISTING CONSTRUCTION

GENERAL NOTES

- A. ALL INTERIOR WALLS TO BE WALL TYPE WT1, U.N.O.
- B. ALL EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING, OR FACE OF CMU, U.N.O.
- C. FIELD VERIFY ALL DIMENSIONS PRIOR TO START OF CONSTRUCTION.
- D. ALL RUN AND CAGE BANK DIMENSIONS TO BE VERIFIED BEFORE INSTALLATION.
- E. ALL CLEAR DIMENSIONS ARE FROM FACE OF FINISH TO FACE OF FINISH.
- F. GROMMET LOCATIONS IN COUNTERTOPS TO BE VERIFIED WITH OWNER.
- G. PROVIDE BLOCKING IN WALL FOR ALL WALL MOUNTED EQUIPMENT.
- H. ALL DOORS OCCURRING AT AN ADJACENT WALL INTERIOR CORNER ALLOW 3" CLEARANCE TO ROUGH OPENING.
- I. SEE SHEET A103 FOR WALL TYPES

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**DIMENSION PLAN
 - UPPER LEVEL**

REVISION	DATE	COMMENTS

REVIEWS	
INITIALS	
	BDA DSGN. REV.
	BDA TECH. REV.

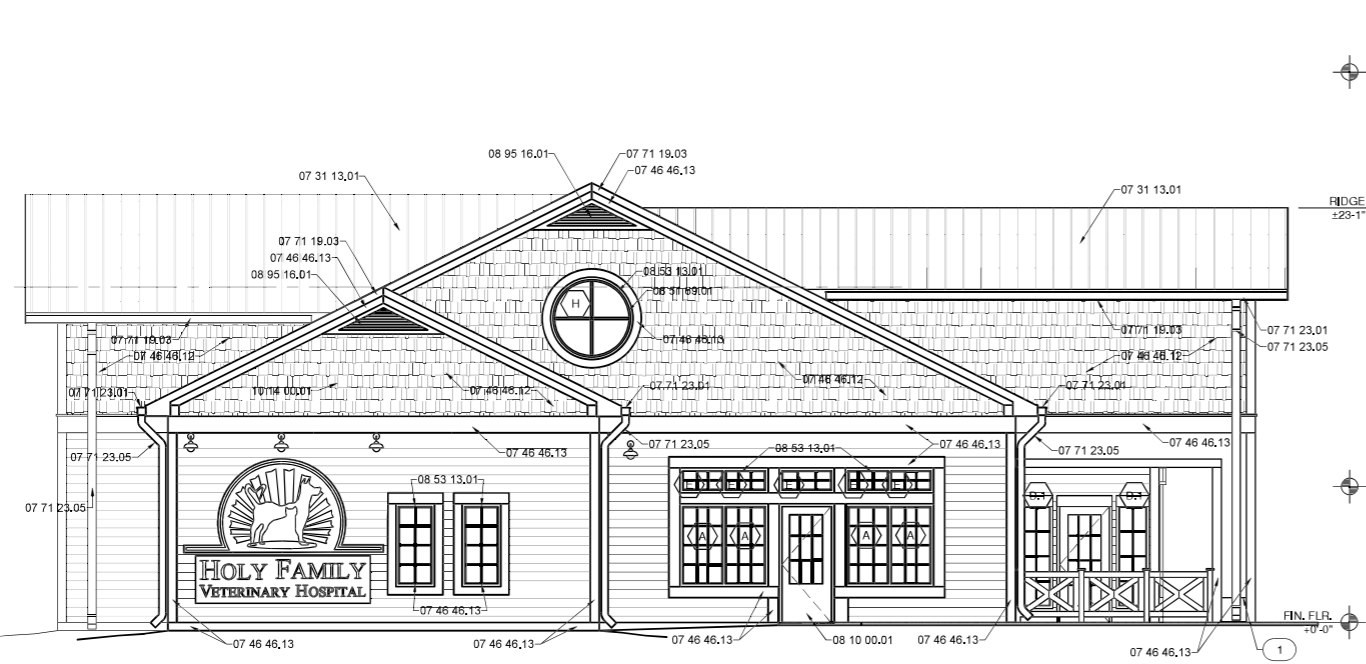
PROJECT NO.: 2308
 DRAWN: _____
 DATE: 5/22/2023
A104
 OF _____

**HOLY FAMILY
 VETERINARY HOSPITAL**
 514 Cedar Avenue
 Fort Pierce, Florida 34950
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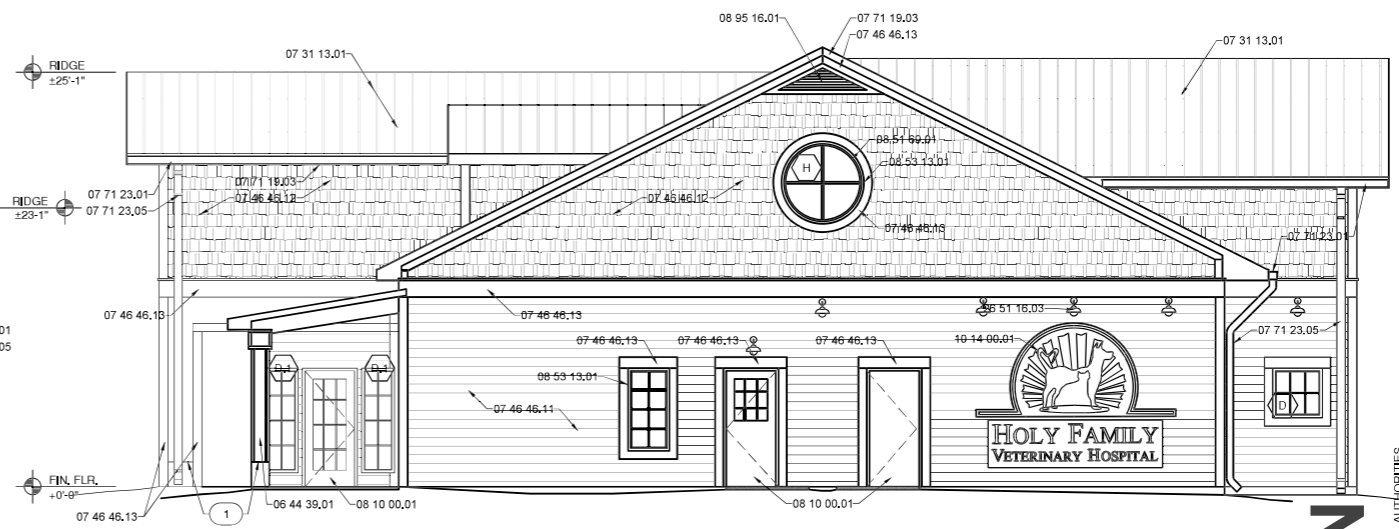


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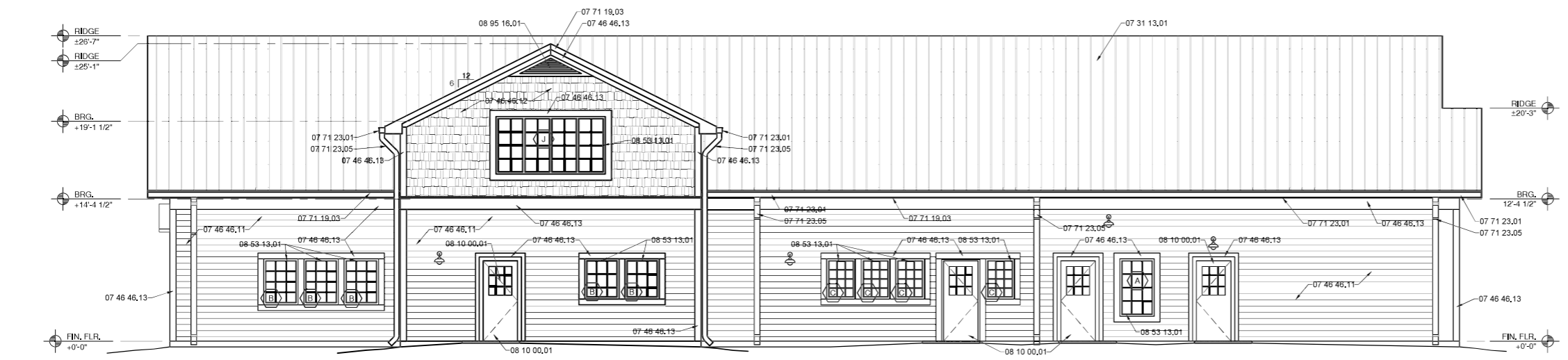
Sheet Date: August 10, 2023, 9:45 AM, Hannah
 PK Date: September 6, 2023, 12:05 PM
 Drawing Name: G:\Work\2023\2308 - O'Connor\BDA\WKS\CD\WICKLY FAMILY\Sheets\2308\A201 Exterior Elevations.dwg



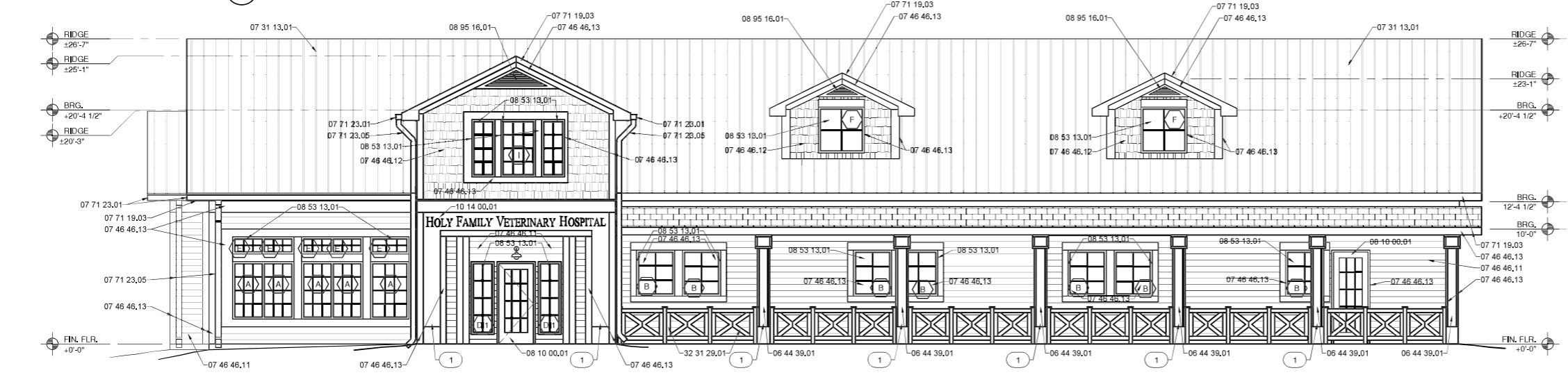
F1 EXTERIOR ELEVATIONS - SOUTH SIDE
3/16" = 1'-0"



G7 EXTERIOR ELEVATIONS - NORTH SIDE
3/16" = 1'-0"



C2 EXTERIOR ELEVATIONS - WEST SIDE
3/16" = 1'-0"



A2 EXTERIOR ELEVATIONS - EAST SIDE
3/16" = 1'-0"

- SHEET KEYNOTES**
- WRAP COLUMN WITH HARDELPANEL AND TRIM.

REFERENCE KEYNOTES

- DIVISION 06 - WOOD, PLASTICS, AND COMPOSITES**
- 06 44 39.01 - DECORATIVE COLUMN
- DIVISION 07 - THERMAL AND MOISTURE PROTECTION**
- 07 31 13.01 - ASPHALT SHINGLE ROOFING SYSTEM
 - 07 46 46.11 - HARDELPANK LAP SIDING
 - 07 46 46.12 - HARDIESHINGLE SIDING
 - 07 46 46.13 - HARDIETRIM BOARD
 - 07 71 19.03 - HARDIETRIM BOARD FASCIA
 - 07 71 23.01 - ROOF GUTTER
 - 07 71 23.05 - DOWNSPOUT
- DIVISION 08 - OPENINGS**
- 08 10 00.01 - DOOR AS SCHEDULED
 - 08 51 69.01 - HURRICANE RATED ALUMINUM WINDOW
 - 08 53 13.01 - EXTERIOR VINYL WINDOW AS SCHEDULED
 - 08 95 16.01 - GABLE END WALL VENT
- DIVISION 10 - SPECIALTIES**
- 10 14 00.01 - SIGNAGE BY OWNER
- DIVISION 26 - ELECTRICAL**
- 26 51 16.03 - WALL MOUNTED DOWN-LIGHT FIXTURE
- DIVISION 32 - EXTERIOR IMPROVEMENTS**
- 32 31 29.01 - WOOD FENCE

PATTERN LEGEND

- ASPHALT SHINGLES
- HARDBOARD - SHAKE SIDING
- HARDBOARD - HORIZONTAL LAP SIDING

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01-01-23

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 514 Cedar Avenue
 Fort Pierce, Florida 34950
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EXTERIOR ELEVATIONS

REV.#	DATE	COMMENTS

REVIEWS

INITIALS	BDA DSGN. REV.	BDA TECH. REV.

PROJECT NO.: 2308
 DRAWN:
 DATE: 5/22/2023
A201
 OF

Holy Family Veterinary Hospital

504 N. U.S. Hwy 1
Fort Pierce, Florida 34950

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Exhibit 4.....	10

Attachments: (24x36 Sheet Size)

ARCHITECTURAL PLANS

Architectural Floor Plan – Main Level (A101)

Architectural Floor Plan – Attic Level (A102)

Exterior Elevations (A201)

Exterior Renderings (G002)

Photometric Site Plan (PH101)

DESIGN INTENT NARRATIVE

SITE AND ENVIRONMENT

The project is a multi-level veterinarian hospital located on a +/-0.83-acre tract, better known as lots 1-through-8 of the assessor's map of the north part of Fort Pierce, plat book 1, page 164 of the public records of St. Lucie County, Florida. This property abuts rights-of-way on all four sides with "Cedar Avenue" to the north, "Avenue D" to the south, the "Florida East Coast Railway Co." railroad tracks to the east and "North U.S. Highway 1" (N. U.S. Hwy 1) to the west. The adjacent property uses are zoned general commercial (GC) to the north, south and west with medium density residential (RM) to the east separated by the railroad tracks. The orientation of the building will have the main entrance on the east side with the building positioned on the western setback line along "N. U.S. Hwy 1". This orientation is purposefully positioned as such to reduce the traffic impact on "N. U.S. Hwy 1" by pulling the driveway entrances further east from the intersections and reducing driver from glancing at the building while driving.

BUILDING CIVIL SITE CHARACTERISTICS (GRADING, DRAINAGE, LANDSCAPE, PARKING, AND OTHERS)

The site and building are responsive to the environment, while seeking to protect and retain trees, natural vegetation, and additional site characteristics. The building finished floor will be elevated 2' above highest point along perimeter of property. Grading will divert storm run-off to grated drop structures which will convey run-off to underground storage. Underground drainage storage structure will discharge in to open ponding. An Overflow weir will be provided along the eastern boundary for larger storms than containment requirements. Vinyl fencing surrounding the enclosed exercise yards will provide acoustical sound control between the building and the heavy traffic along N. U.S. Hwy 1 and Avenue D. Vehicle parking spaces and bicycle parking spaces are located close to the front main entrance as required. The trash enclosure and generator will be a CMU core structure with a fiber cement siding on the exterior to complement the building exterior finishes. There will be exterior furniture located under the covered porch. The landscaping scheme will incorporate existing trees and all demolished trees will be mitigated as per landscaping requirements in the City of Fort Pierce zoning codes. Accessibility will be provided throughout the site as required with public pedestrian access to Avenue D. The final location of the electric vehicle (EV) parking spaces will be towards the north to decrease the impact on underground utility routing.

BUILDING DESIGN

The building is an approximately 8,996 SF, with a 5,998 SF building footprint, while responsive to the architectural context of the neighborhoods and environment. The exterior façade is a combination of colonial and craftsman-style architectural design.

The colonial building characteristics include a composition of the primary entryway as the focal point for the building, whereas the side wings appear to be added over time and proportional as they span north and south on the site. Symmetry and proportionality can additionally be recognized with the entryway and dormers on the building façade. The front door at the entryway is featured with a covered portico, providing a more decorative statement piece, while providing an inviting primary entrance into the building. Colonials traditionally have wood clapboard siding or shingles, and this style was reflected with the specified roof shingles.

Colonial-style architectural elements include:

- divided windows providing a multi pane appearance
- multiple dormers
- steep roof slopes

- white trim surrounding all openings replacing the typical shutters found on colonial façades
- large windows flanking main door way entries.

The craftsman-style is represented with the lower pitched roof and wider eaves, while providing an inviting and comfortable front porch facing the trolley tracks and North 2nd Street beyond. Craftsman-style design can also be noticed with the windows, which are multi-pane, and simple design to provide natural light into the interior spaces, as well as a combination of simplicity and affordability.

Craftsman-style architectural elements include:

- a large covered front porch
- narrow white columns supporting the porch
- proportionally deep eaves
- simplistic/ rectangular footprint

BUILDING MATERIALS

The proximity of residential districts located east of the subject property have provided the basis for the Colonial/ Craftsman Architectural style. The intent of the exterior façade is to incorporate that residential appearance and still be noticeably a commercial establishment, while enhancing the neighborhood vernacular. The exterior materials will incorporate fiber cement panel/siding that simulates traditional natural wood and provide the horizontal lap siding appearance typically found in colonial style architecture. Fiber cement shakes panel/siding will be applied to the upper-level exterior walls and gable end-walls providing a craftsman style architecture. These two materials will be separated by a thickened solid flat panel cornice.

Our Main inspiration was to complement the (Exhibit 5) House of Seven Gables with multiple dormers that provide more gable end walls. Other comparable buildings in the local vicinity are 403 (Exhibit 1), 411 (Exhibit 2), 515 (Exhibit 3) N. U.S. Hwy 1. & 320 (Exhibit 4) Avenue A. The exterior lap siding and colonial style of 403 (Exhibit 1) & 411 (Exhibit 2) N. U.S. Hwy 1 are the closest properties that have been incorporated into our proposed exterior façade.

BUILDING STRUCTURE

The structure of the building's exterior walls includes concrete masonry units (CMU) on the main floor level to a plate height of 12'-0" above finished floor. All perimeter structural load bearing walls will have spread footings, whereas the interior load bearing walls will have a monolithic continuous thickened slab footing. Interior walls are designed as wood stud framed construction with gypsum board surface tapped textured and painted. The exterior finish system includes a rain screen assembly, containing two inches of rigid foam insulation providing an additional R-10 value to the solid CMU walls to comply with Energy Code Requirements. The second-floor level is a mechanical equipment attic with several dormers and will be supported on wood floor joist. The main roof is designed to be constructed of pre-engineered wood trusses.

BUILDING SYSTEMS

The building systems comply with the Florida Building Code, Energy Conservation, which has been adopted by the City of Fort Pierce. Mechanical climate-control equipment and devices (i.e. HVAC) are compliant with the current Florida State Codes and specified as compliant with the Energy Star rating system. The interior spaces are zoned for two business operational areas, including front of house and back of house business operations. Front of house operations include customer interactions and have isolated HVAC/climate-controlled zones. Electrical design for the building includes a redundant design with a backup generator that shall be sufficient to maintain power to the entire facility if required. Surgical operations on animals shall not be impeded by a power outage. Exterior lighting fixtures will be

LED cut off type fixtures to reduce illumination beyond the property lines. Plumbing fixtures and equipment are compliant with Energy Conservation Code for sustainability and efficiency as required by the current IECC codes/standards. The business functions of this facility require medical gasses, including anesthesia and oxygen. The areas that require medical equipment storage, such as oxygen tanks, are stored will comply with the Florida State and NFPA Fire Code, including fire-rated construction assemblies if quantity stored exceeds specified amounts.

CONTEXT PHOTOS

Exhibit 1



Address:

403 North U.S. Highway 1
Fort Pierce, Florida 34950

Occupancy/Use:

Business / Big Brother Big Sisters

Property Characteristics:

Located approximately 596' south of the property, along North U.S. Highway 1. This building demonstrates architectural characteristics that are like our proposed colors, exterior wall finish materials, pitched roof and multi-pane windows.

Architectural Characteristics

Exterior Finish Material(s)/Color(s):

- Wood, White Lap-Siding

Window Style/Appearance:

- Multi Pane Windows

Window Treatment:

- Decorative Shutters
- White Panel Trimming Around Openings

Roofing Style/Material/Color:

- Pitched Hip Roof
- Brown/Chocolate Asphalt Shingles

Architectural Style/Elements:

- Colonial Revival
- Multi-level
- Raised Stoop
- Greek Revival White Painted Posts

Site Construction/Landscaping:

- Building Setback is Minimal +/- 10'
- Concrete Pavement
- Native Trees & Shrubs
- Monumental Signage

Exhibit 2



Address:

411 North U.S. Highway 1
Fort Pierce, Florida 34950

Occupancy/Use:

Business / Real Estate Office

Property Characteristics:

Located approximately 493' south of the property, along North U.S. Highway 1. This building demonstrates architectural characteristics that are like our proposed colors, exterior wall finish materials, contrasting roofing color, and multi-pane windows.

Architectural Characteristics:

Exterior Finish Material(s)/Color(s):

- Wood, White Lap-Siding

Window Style/Appearance:

- Level 1 Storefront Window Assemblies
- Multi Pane Windows

Window Treatment:

- Decorative Shutters

Roofing Style/Material/Color:

- Pitched Hip Roof
- Brown/Chocolate Asphalt Shingles

Architectural Style/Elements:

- Colonial Revival
- Multi-level
- Raised Stoop
- White Painted Posts

Site Construction/Landscaping:

- Building Setback is Minimal +/- 10'
- Native Trees & Shrubs
- Monumental Signage

Exhibit 3



Address:

515 North U.S. Highway 1
Fort Pierce, Florida 34950

Occupancy/Use:

Business / Auto Repair Shop

Property Characteristics:

Located directly across the street to the west of this proposed project property along North U.S. Highway 1. This building, demonstrates architectural characteristics that are like our proposed colors.

Architectural Characteristics:

Exterior Finish Material(s)/Color(s):

- Stucco
- White

Window Style/Appearance:

- Simple Solid Doors
- Single Pane Large Windows

Window Treatment:

- Horizontal Security Shutters

Roofing Style/Material/Color:

- Flat Roof and Partial Pitched Hip Roof
- Brown/Chocolate Asphalt Shingles
- Decorative Mission Style Parapet Walls

Architectural Style/Elements:

- Mission Revival
- Multi-level
- Bulky Built-Up Columns

Site Construction/Landscaping:

- Building Setback is Average +/- 15-20'
- Concrete Pavement
- Minimal to Non-Existent Landscaping
- Surrounding Chain Link Fenced Work Yard

Exhibit 4



Address:

320 Avenue A
Fort Pierce, Florida 34950

Occupancy/Use:

Business, Multiple-Purpose and tenants

Property Characteristics:

Located approximately 1,515' south of the property, along North U.S. Highway 1. This building, demonstrates architectural characteristics that are similar in appearance non-tapered faux pedestal/shaker columns.

Architectural Characteristics:

Exterior Finish Material(s)/Color(s):

- Stucco
- Light and Dark Beiges/Tans

Window Style/Appearance:

- Simple Store Front Assembly
- Single Pane Double Hung Windows

Window Treatment:

- Level 1 Sunken Archways
- Level 2 highlighted sill

Roofing Style/Material/Color:

- Flat and Partial Pitched Mansard Roof
- A round cupola with Spanish tile

Architectural Style/Elements:

- Traditional Mission
- Multi-level
- Decorative Square Shaker Columns
- Deco Layering Cornice Splitting Multiple Levels

Site Construction/Landscaping:

- Building Setback is 0' at the street corner
- Minimal to non-existent Landscaping

Exhibit 5
(Inspiration for Architectural Style & Exterior Façade)



Address:

482 N. Indian River Drive
Fort Pierce, Florida 34950

Occupancy/Use:

Business, Seven Gables House Visitor & Information Center

Property Characteristics:

Located approximately 1,000' east of the property, along Avenue D. House of Seven Gables is a historic home turned visitors center in Ft. Pierce. It was built in 1905, in 1997 the house was donated to the city of Fort Pierce and moved to its present location on June 31, 1998. In 2000 the St. Lucie Chamber of Commerce opened the house as a visitor's center. This building, demonstrates architectural characteristics that are like our proposed colors, exterior wall finish materials, covered porch with post and rails, multiple dormers.

Architectural Characteristics:

Exterior Finish Material(s)/Color(s):

- Wood/ White Lap siding

Window Style/Appearance:

- Multi Pane Windows

Window Treatment:

- Cloth awnings
- Accent Color Trim

Roofing Style/Material/Color:

- Gable Pitched Roof
- Color Similar to Walls

Architectural Style/Elements:

- Traditional Mission
- Multi-level
- Decorative Square Shaker Columns

- Deco Layering Cornice Splitting Multiple Levels
- Exposed structural Members under Covered Patio

Site Construction/Landscaping:

- Building Setback is 0' at the street corner
- Minimal to non-existent Landscaping



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LEGEND

- EXTERIOR WALL - 8" CMU WALL, EXTERIOR 2" RIGID FOAM INSULATION & HARDI-BOARD SIDING
- EXTERIOR WALL - 8" CMU WALL, EXTERIOR 2" RIGID FOAM INSULATION & HARDI-BOARD SIDING, INTERIOR 2x2 WOOD FURRING & 5/8" GYPSUM BOARD
- EXTERIOR WALL - 8" CMU WALL, EXTERIOR 2" RIGID FOAM INSULATION & HARDI-BOARD SIDING, INTERIOR 2x6 WOOD FURRING & 5/8" GYPSUM BOARD
- EXTERIOR WALL - 2x4 WOOD STUD WALL, EXTERIOR SHEATHING & HARDI-BOARD SIDING, INTERIOR 5/8" GYPSUM BOARD
- EXTERIOR WALL - 2x6 WOOD STUD WALL, EXTERIOR SHEATHING & HARDI-BOARD SIDING, INTERIOR 5/8" GYPSUM BOARD
- INTERIOR WALL - 8" CMU WALL W/ 1 1/2" WOOD FURRING & 5/8" GYPSUM BOARD
- INTERIOR WALL - TYPICAL 2x4 INTERIOR WALL W/ 5/8" GYPSUM BOARD ON BOTH SIDES ("TYPE 1" U.N.O.)
- INTERIOR WALL - 2x4 INTERIOR WALL W/ 5/8" GYPSUM BOARD ON BOTH SIDES SOUND ISOLATION WALL (PARTITION EXTENDED TO BOTTOM OF JOIST/TRUSS)
- INTERIOR WALL - 2x6 INTERIOR WALL W/ 5/8" GYPSUM BOARD ON BOTH SIDES SOUND ISOLATION WALL (PARTITION EXTENDED TO BOTTOM OF JOIST/TRUSS)
- DECORATIVE GUARD RAIL UNDER COVERED PATIO

GENERAL NOTES

- A. ALL CASEWORK TO HAVE PLASTIC LAMINATE FINISH, U.N.O.
- B. ALL EXPOSED COUNTERTOP CORNERS TO HAVE 2" RADIUS.
- C. ALL EXPOSED COUNTERTOPS TO BE FACED WITH PVC EDGE-BANDING.
- D. ALL RUN AND CAGE BANK DIMENSIONS TO BE VERIFIED BEFORE INSTALLATION.
- E. GROMMET LOCATIONS IN COUNTERTOPS TO BE VERIFIED WITH OWNER.
- F. PROVIDE BLOCKING IN WALL FOR ALL WALL MOUNTED EQUIPMENT.
- G. ALL EXPOSED OUTSIDE CORNERS OF INTERIOR WALLS SHALL HAVE CORNER GUARDS.
- H. AT ALL VERTICAL TILE APPLICATIONS, INSTALL 'SCHLUTER' STRIPS ON OUTSIDE CORNERS.

SHEET KEYNOTES

- 1. ACCESS PANEL FOR ACCESS TO TUB TABLE PLUMBING.
- 2. MOP SINK.
- 3. CAGES UNDER COUNTERTOP
- 4. CT CONTROL RACK

REFERENCE KEYNOTES

- DIVISION 06 - WOOD, PLASTICS, AND COMPOSITES**
- 06 10 53.05 - BUILT-IN BENCH SEATING
 - 06 11 19.08 - WOOD COLUMN - SEE STRUCTURAL
 - 06 41 19.01 - PLASTIC LAMINATE WALL CABINET
 - 06 41 23.07 - PLASTIC LAMINATE PASS-THRU WALL CABINET
 - 06 41 29.11 - PLASTIC LAMINATE BUILT-IN SHELVES
 - 06 41 29.35 - WALL-MOUNTED CASEWORK
 - 06 41 43.01 - PLASTIC LAMINATE COUNTERTOP
 - 06 41 43.08 - 42" HIGH COUNTERTOP
 - 06 41 43.15 - ADA TRANSACTION COUNTERTOP
 - 06 41 43.30 - PLASTIC LAMINATE MICROSCOPE STATION
 - 06 41 46.05 - SOLID SURFACE
 - 06 43 16.02 - WOOD RAILING

- DIVISION 08 - OPENINGS**
- 08 31 16.15 - SLIDING BARN END DOOR

- DIVISION 10 - SPECIALTIES**
- 10 28 13.01 - GRAB BAR

- DIVISION 11 - EQUIPMENT**
- 11 72 46.25 - SST. SHELF - O,F,C,I.

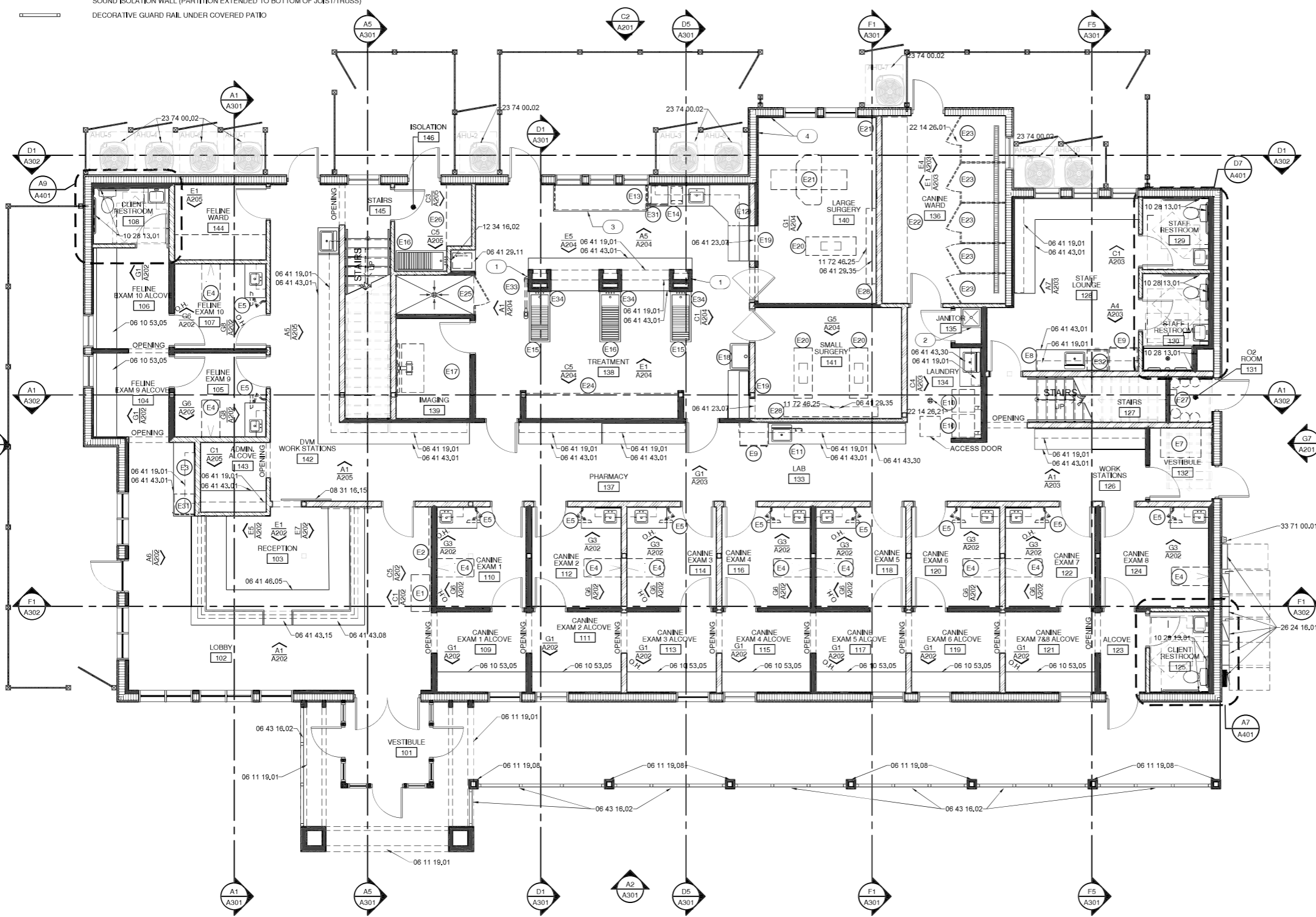
- DIVISION 22 - PLUMBING**
- 22 14 26.01 - TRENCH DRAIN
 - 22 14 26.21 - FLOOR DRAIN

- DIVISION 23 - HEATING VENTILATING AND AIR CONDITIONING**
- 23 74 00.02 - MECHANICAL UNIT - SEE MECHANICAL

EQUIPMENT SCHEDULE

TAG	REMARKS	OFCI	OPFI	OCFI
E1	FLOOR SCALE	X	-	-
E2	SLAT WALL DISPLAY	X	-	-
E3	HOSPITALITY & RETAIL CENTER	X	-	-
E4	S.S. FOLDING EXAM TABLE	X	-	-
E5	WALL MOUNTED MONITOR	X	-	-
E6	MOBILE EQUIPMENT	-	X	-
E7	FREEZER	-	X	-
E8	MICROWAVE	-	X	-
E9	FULL SIZE REFRIGERATOR	X	-	-
E10	STACKED WASHER & DRYER	X	-	-
E11	EYEWASH STATION	X	-	-
E12	NARCOTICS CABINET	X	-	-
E13	AUTOCLAVE	-	X	-
E14	STERILIZER	-	X	-
E15	5' S.S. SHALLOW TUB TABLE	X	-	-
E16	5' S.S. DEEP TUB TABLE	X	-	-
E17	IMAGING X-RAY MACHINE	-	X	-
E18	S.S. SURGERY SCRUB SINK	X	-	-
E19	PASS THROUGH CABINETRY	-	-	X
E20	S.S. SURGERY TABLE	X	-	-
E21	CT SCANNING EOPT.	X	-	-
E22	CAGE BANK	X	-	-
E23	RUN PARTITIONS AND GATE	X	-	-
E24	ICU RECOVERY CAGE BANK	X	-	-
E25	RECOVERY RUN AND GATE	X	-	-
E26	ISOLATION CAGE BANK	X	-	-
E27	OXYGEN MAINFOLD	-	-	X
E28	SST. SHELF	-	-	X
E31	UNDER COUNTER REFRIGERATOR	X	-	-
E32	DISHWASHER	X	-	-
E33	DENTAL X-RAY	X	-	-
E34	WALL MOUNTED AE	-	-	X

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A1 ARCHITECTURAL FLOOR PLAN - MAIN LEVEL
 3/16" = 1'-0"
 GROSS MAIN LEVEL SQUARE FOOTAGE = 5,880 S.F.
 COVERED PATIO = 875 S.F.



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ARCHITECTURAL FLOOR PLAN - MAIN LEVEL

REV.#	DATE	COMMENTS

REVIEWS







INITIALS	BDA DSGN. REV.	BDA TECH. REV.

PROJECT NO.: 2308
 DRAWN:
 DATE: 5/22/2023

A101
 OF

Date Plotted: 05/22/2023 4:07 PM - Thomas
 Plot Date: 05/22/2023 4:07 PM
 Drawing Name: G:\Projects\2023\2308 - O'Connor\BDA\DWG\SCD\WHOLEY FAMILY VSH\Sheet2308A102 Architectural Floor Plan - Main Level.dwg

LEGEND

-  **EXTERIOR WALL - 2x6 WOOD STUD WALL - EXTERIOR 2 1/2" RIGID FOAM INSULATION & HARD-BOARD SIDING**
-  **EXTERIOR WALL - (GABLE END WALL BELOW CUT PLANE)**
-  **EXTERIOR WALL - 2x6 WOOD STUD WALL - EXTERIOR 2 1/2" RIGID FOAM INSULATION & HARD-BOARD SIDING (GABLE END WALL BELOW CUT PLANE), INTERIOR 2x4 FURRING W/ 5/8" GYPSUM BOARD**
-  **INTERIOR WALL - TYPICAL 2x4 INTERIOR WALL W/ 5/8" GYPSUM BOARD ON BOTH SIDES (TYPE 1 T.O.N.O.)**
-  **INTERIOR WALL - 2x4 INTERIOR WALL W/ 5/8" GYPSUM BOARD ON ONE SIDE**
-  **INTERIOR WALL - 2x4 INTERIOR WALL PARTIAL HEIGHT GUARD RAIN WALL W/ 5/8" GYPSUM BOARD ON BOTH SIDES**

GENERAL NOTES

- A. ALL MECHANICAL EQUIPMENT SHALL MAINTAIN MAINTENANCE CLEARANCES AND SEPARATIONS, MINIMUM HEIGHT AT SIDE WALLS SHALL BE MAINTAINED.

SHEET KEYNOTES

1. ADJACENT ROOF TRUSSES, UN USED SPACE.
2. ROUND CIRCULAR WINDOW AS PER SCHEDULE.
3. REMOVABLE WINDOW ASSEMBLY FOR MECHANICAL EQUIPMENT ACCESS.
4. I.T. SERVER TOWERS

REFERENCE KEYNOTES

- DIVISION 05 - METALS**
05 52 13.01 - GUARDRAIL AT 42" A.F.F.
- DIVISION 22 - PLUMBING**
22 30 13.01 - WATER HEATER
- DIVISION 23 - HEATING VENTILATING AND AIR CONDITIONING**
23 74 00.02 - MECHANICAL UNIT - SEE MECHANICAL
- DIVISION 26 - ELECTRICAL**
26 24 16.01 - ELECTRIC PANEL
- DIVISION 27 - COMMUNICATIONS**
27 05 13.01 - TELEPHONE NETWORK TERMINATION PANEL

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ARCHITECTURAL FLOOR PLAN - UPPER LEVEL

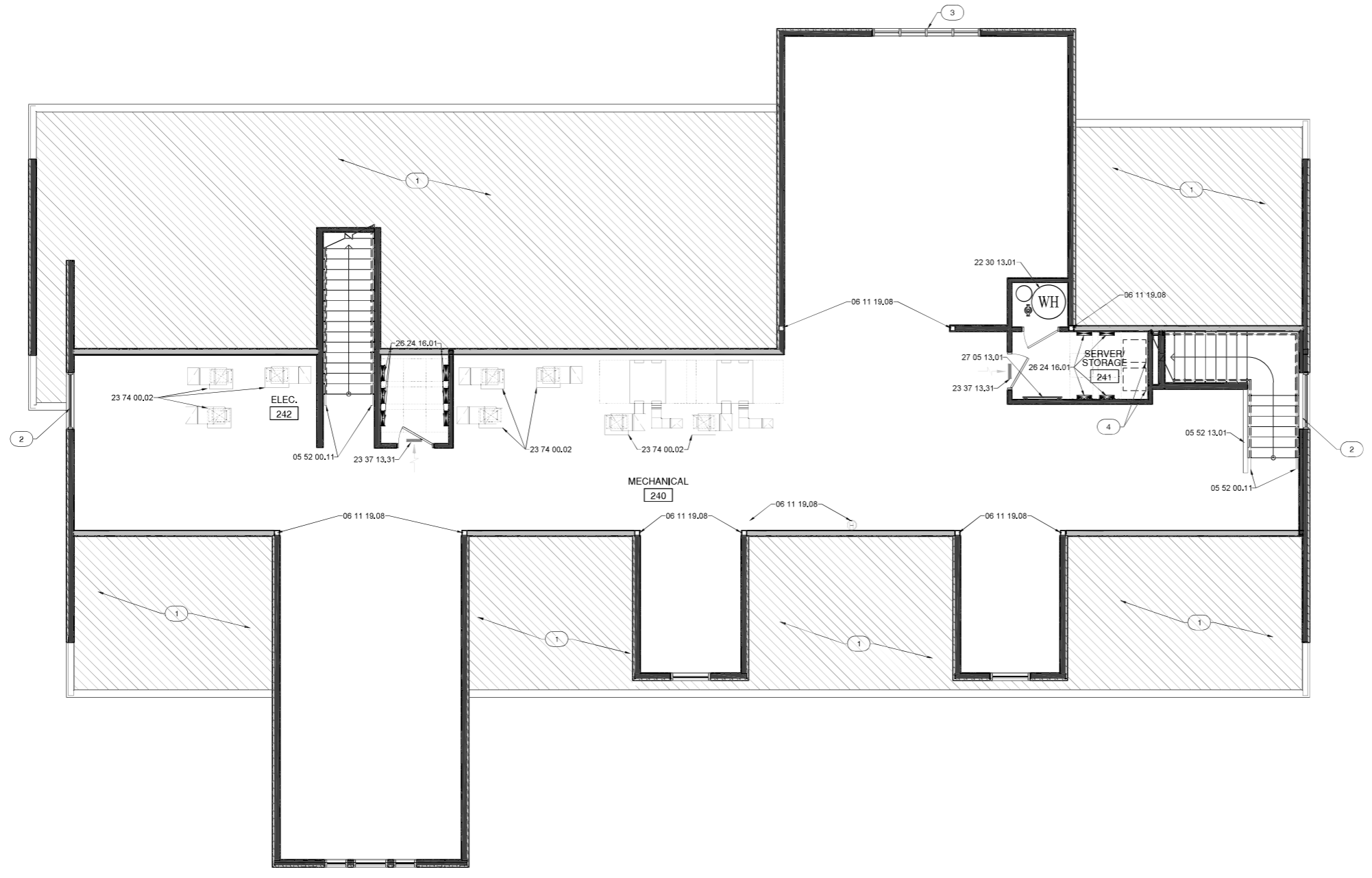
REVISION:	DATE:	COMMENTS:

REVIEWS	
INITIALS	
	BDA DSGN. REV.
	BDA TECH REV.

PROJECT NO.: 2308
 DRAWN:
 DATE: 5/22/2023
A102
 OF

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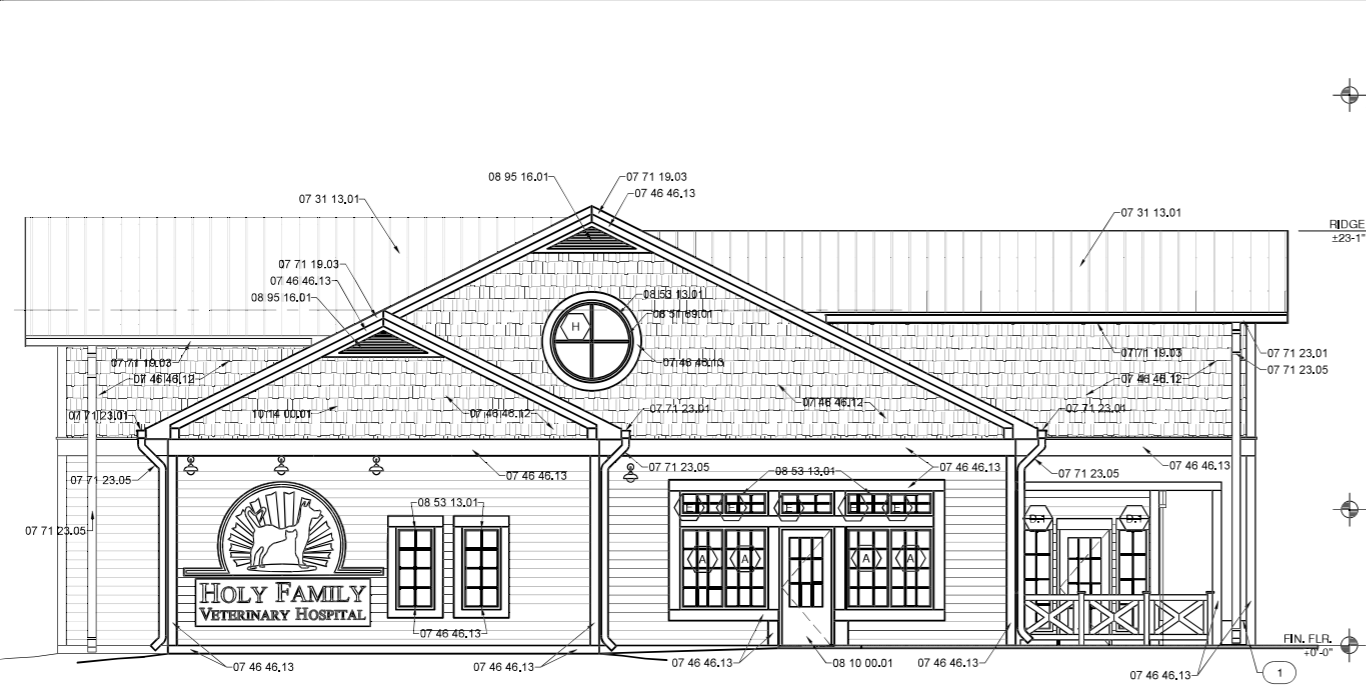


A1 ARCHITECTURAL FLOOR PLAN - ATTIC LEVEL
 3/16" = 1'-0"
 GROSS ATTIC LEVEL SQUARE FOOTAGE = 2,999 S.F.

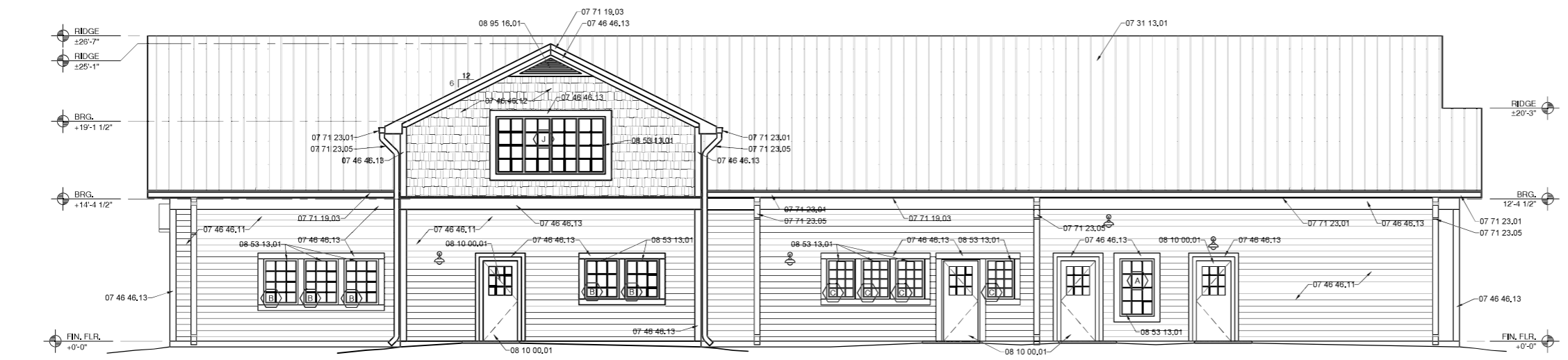


Date Plotted: 5/22/2023 4:29:23 PM - Thomas
 Plot Date: 5/22/2023 4:29:23 AM
 Drawing Name: G:\Projects\2023\2308 - O'Connor\BDA\DWG\SCD\WHOLY FAMILY\Sheets\2308A102 Architectural Floor Plan-Upper Level.dwg

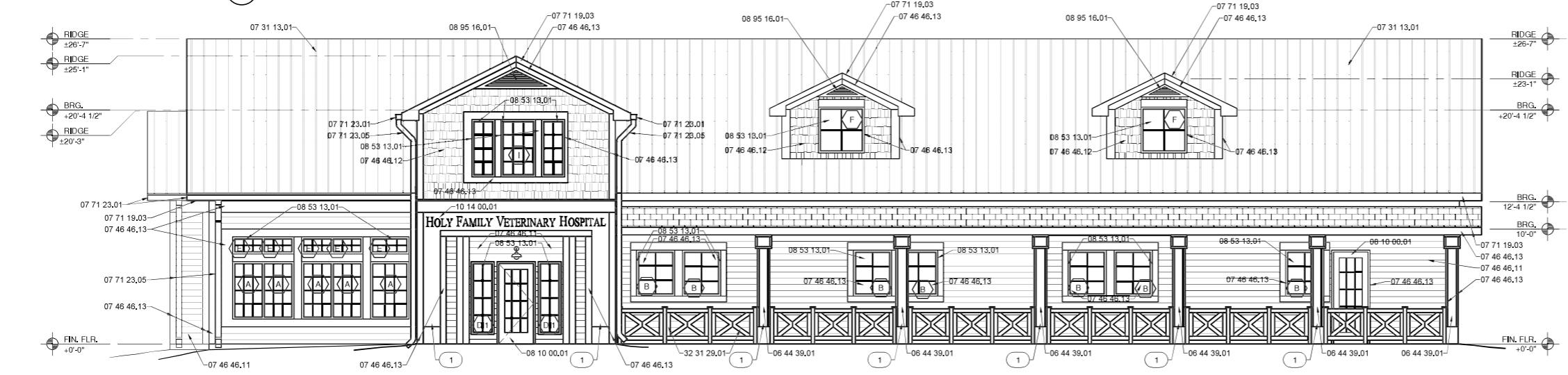
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 PK Date: September 6, 2023, 12:05 PM
 Drawing Name: G:\Work\2023\2308 - O'Connor\BDA\WKS\CD\WICKLY FAMILY\Sheets\2308\A201 Exterior Elevations.dwg



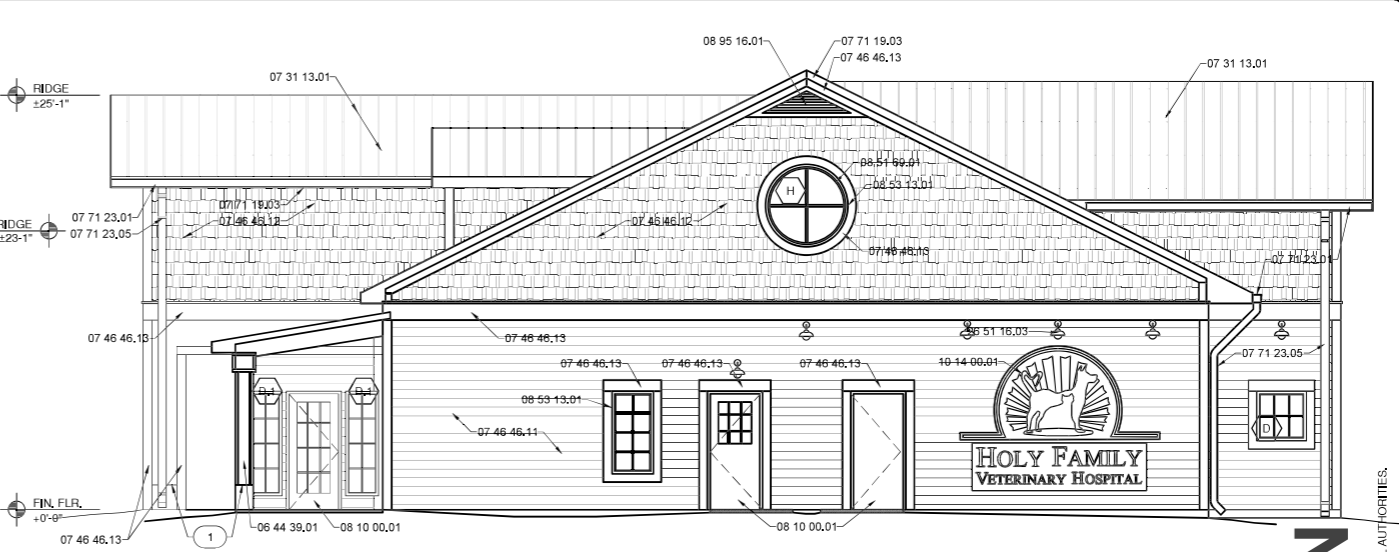
F1 EXTERIOR ELEVATIONS - SOUTH SIDE
3/16" = 1'-0"



C2 EXTERIOR ELEVATIONS - WEST SIDE
3/16" = 1'-0"



A2 EXTERIOR ELEVATIONS - EAST SIDE
3/16" = 1'-0"



G7 EXTERIOR ELEVATIONS - NORTH SIDE
3/16" = 1'-0"

- SHEET KEYNOTES**
- WRAP COLUMN WITH HARDELPANEL AND TRIM.

REFERENCE KEYNOTES

- DIVISION 06 - WOOD, PLASTICS, AND COMPOSITES**
- 06 44 39.01 - DECORATIVE COLUMN
- DIVISION 07 - THERMAL AND MOISTURE PROTECTION**
- 07 31 13.01 - ASPHALT SHINGLE ROOFING SYSTEM
 - 07 46 46.11 - HARDELPANEL LAP SIDING
 - 07 46 46.12 - HARDIESHINGLE SIDING
 - 07 46 46.13 - HARDIETRIM BOARD
 - 07 71 19.03 - HARDIETRIM BOARD FASCIA
 - 07 71 23.01 - ROOF GUTTER
 - 07 71 23.05 - DOWNSPOUT
- DIVISION 08 - OPENINGS**
- 08 10 00.01 - DOOR AS SCHEDULED
 - 08 51 69.01 - HURRICANE RATED ALUMINUM WINDOW
 - 08 53 13.01 - EXTERIOR VINYL WINDOW AS SCHEDULED
 - 08 95 16.01 - GABLE END WALL VENT
- DIVISION 10 - SPECIALTIES**
- 10 14 00.01 - SIGNAGE BY OWNER
- DIVISION 26 - ELECTRICAL**
- 26 51 16.03 - WALL MOUNTED DOWN-LIGHT FIXTURE
- DIVISION 32 - EXTERIOR IMPROVEMENTS**
- 32 31 29.01 - WOOD FENCE

PATTERN LEGEND

- ASPHALT SHINGLES
- HARDBOARD - SHAKE SIDING
- HARDBOARD - HORIZONTAL LAP SIDING

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01-01-23

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EXTERIOR ELEVATIONS

REV.#	DATE	COMMENTS

INITIALS	REVIEWS
	BDA DSGN. REV.
	BDA TECH. REV.

PROJECT NO.: 2308
 DRAWN:
 DATE: 5/22/2023
A201
 OF

MAY 21st, 2021 @ 12:00PM (EST)
 LATITUDE = 27°45'27.29"N
 LONGITUDE = 80°32'68.06W
 ELEVATION = 12' FEET ABOVE SEA-LEVEL

SOLAR DECLINATION = 20.23°
 SOLAR AZMITH = 143.33°
 SOLAR ELEVATION = 83.18
 SOALR ZENITH ANGLE = COS = 0.9929



G1 NW PERSPECTIVE - AVENUE D & RAILROAD CROSSING
 "NOT TO SCALE"



G1 SW PERSPECTIVE - N. U.S. HIGHWAY 1 & AVENUE D
 "NOT TO SCALE"



G1 NW PERSPECTIVE - N. U.S. HIGHWAY 1 & CEDAR AVENUE
 "NOT TO SCALE"



G1 SOUTH ELEVATION - AVENUE D
 "NOT TO SCALE"



G1 NORTH ELEVATION - CEDAR AVENUE
 "NOT TO SCALE"



G1 WEST ELEVATION - N. U.S. HIGHWAY 1
 "NOT TO SCALE"



G1 EAST ELEVATION - MAIN ENTRANCE
 "NOT TO SCALE"

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EXTERIOR RENDERINGS

REVISION:	DATE:	COMMENTS:

INITIALS	REVIEWS
	BDA DSGN. REV.
	BDA TECH. REV.

PROJECT NO.: 2308
 DRAWN:
 DATE: 5/22/2023

G002
 OF

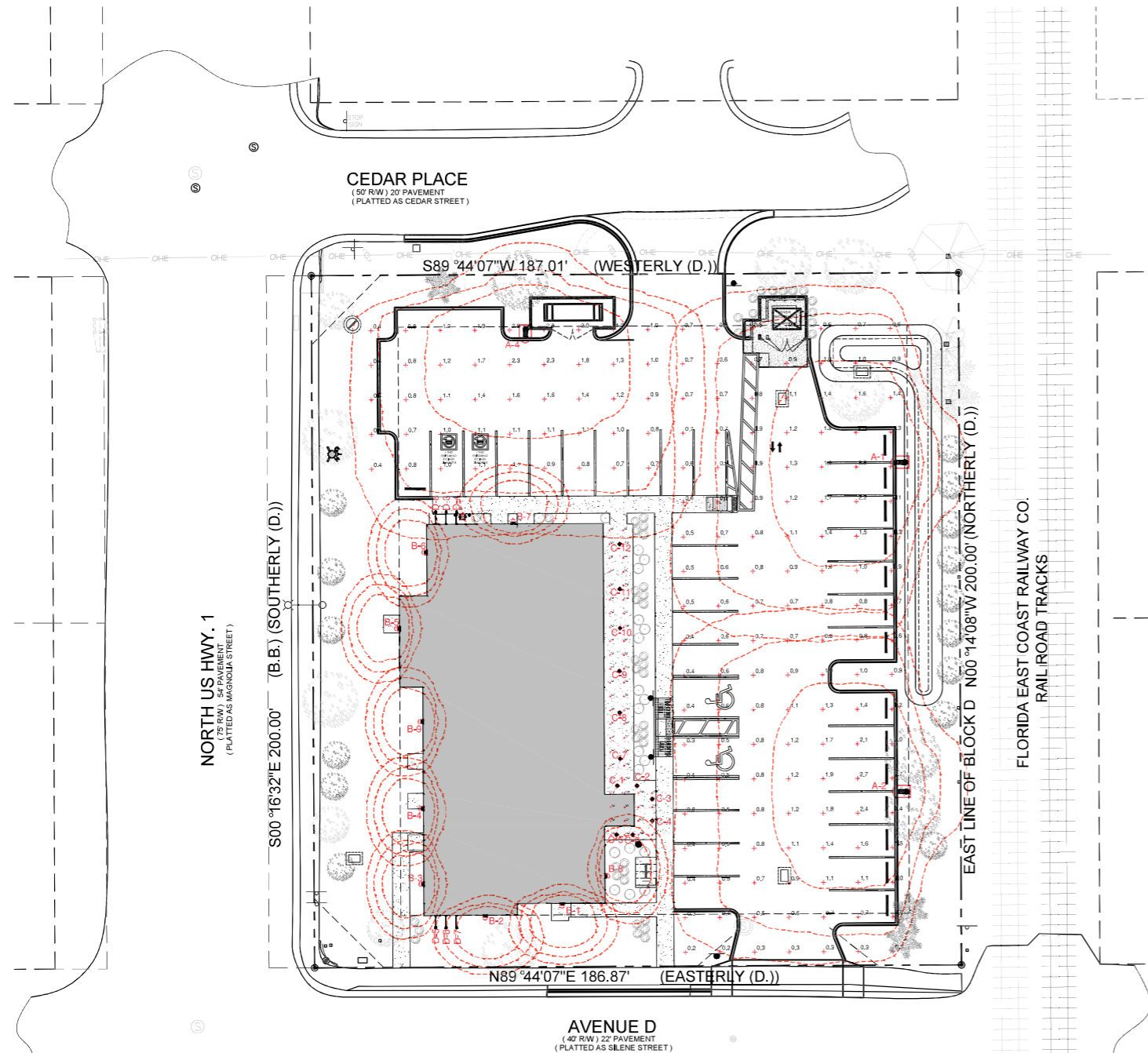
**HOLY FAMILY
 VETERINARY HOSPITAL**
 514 Cedar Avenue
 Fort Pierce, Florida 34950
 BDA Architecture
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BDA

BDA Architecture, P.C.
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Date Plotted: 5/22/2023 4:08 PM - Thomas
 Plot Date: 5/22/2023 4:08 PM - 5:55 AM
 Drawing Name: G:\Projects\2023\2308 - O'Connor\BDA\DWG\CD\WHOLEY FAMILY VETERINARY HOSPITAL\EXTERIOR RENDERINGS.rvt

LEGAL DESCRIPTION
 A TRACT OF LAND COMPRISING ±0.858 ACRES, MORE OR LESS,
 BETTER KNOWN AS LOTS 1 THRU 8, BLOCK 9D OF THE ASSESSORS
 MAP OF NORTH PART OF FORT PEIRCE, PLAT BOOK 1, PAGE 164 OF
 THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA



Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
A			3	Lithonia Lighting	DSX0 LED P3 40K 70CRI TFTM HS	D-Series Size 0 Area Luminaire P3 Performance Package 4000K CCT 70 CRI Forward Throw House Side Shield	1	7538	1	68.95	Max: 7321cd
B			9	Lithonia Lighting	WJGE1 LED P0 40K 80CRI VW	WJGE1 LED WITH P0 - PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT WIDE OPTIC	1	760	1	6.7947	Max: 573cd
C			12	Lithonia Lighting	LDN6 40/07 L06AR LSS	GIN LDN, 4000K, 750LM, CLEAR, SEMI-SPECULAR REFLECTOR, CRI80	1	759	1	8.91	Max: 788cd
D			6	WAC Lighting	WP-LED51e(max)-4000k	endurance sign light	1	1141	1	15.155	Max: 1014cd

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING LOT AREA	+	1.0 fc	2.8 fc	0.2 fc	14.0:1	5.0:1
UNDER CANOPY DOWN LIGHTING AREA	+	8.0 fc	18.1 fc	1.4 fc	12.9:1	5.7:1
EXTERIOR WALL PACK TYPICAL	+	1.8 fc	10.3 fc	0.2 fc	51.5:1	9.0:1



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B1 PHOTMETRIC SITE PLAN
 1" = 20'-0"

BEFORE YOU DIG CALL: 811 OR VISIT MY.SUNSHINE811.COM

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01-01-23

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 514 Cedar Avenue
 Fort Pierce, Florida 34950
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REV#	DATE	COMMENTS

INITIALS	REVISION
TS	BDA DSGN. REV.
PW	BDA TECH. REV.

PROJECT NO.: 2308
 DRAWN:
 DATE: 06/07/2023
PH101
 OF

Date Plotted: September 29, 2023 - 10:05 PM - Thomas
 Plot Date: September 22, 2023 - 12:07 PM
 Drawing Name: G:\work\2023\2308 - O'Connor\BDA\WCS\CD\HOLY FAMILY VSH\sheet\2308PH101 PHOTMETRIC SITE PLAN.dwg



Engineering & Consulting, LLC

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Ph: 772/201-1634 • Email: info@onesixteeneng.com

SITE ANALYSIS STUDY – HOLY FAMILY VETERINARY HOSPITAL

The project entails the construction of a new 8,996 square foot veterinary hospital with associated paved parking, landscaping, and a stormwater management system on the 0.858 acre site. The site is Zoned C-3, General Commercial with a Future Land Use of C-3, General Commercial. Access to the site is proposed to be from Cedar Place on the north and Avenue D on the south.

The site was previously developed as a 7 Eleven gas station with a small convenience store and was demolished sometime in 2006. On the north side of the site is Cedar Place, on the south side of the site is Avenue D, on the east side of the site is the FEC railroad, and on the west side of the site is U.S. Highway 1 (S.R. 5). The site has existing oak trees and sabal palm trees, the majority of which will be preserved in place. There is no other natural vegetation on the site other than weed grasses. There are no wetlands or other environmentally sensitive areas on the site. The site slopes from a high elevation of 22.6 at the south end, to low elevation of 15.6 at the north end.