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NOT USED

### SITE GENERAL NOTES

- A. THE PURPOSE OF THESE DRAWINGS IS TO CONVEY THE DESIGN INTENT ONLY. THEY ARE NOT TO BE USED TO OBTAIN BUILDING PERMITS OR FOR ACTUAL CONSTRUCTION OF THE PROJECT.
- B. THE PROPOSED DESIGN SOLUTION MAY REQUIRE MODIFICATIONS DUE TO JOB SPECIFIC INFORMATION REGARDING GRADING, UTILITIES, EASEMENTS, SETBACKS, WATER RETENTION AND SITE ACCESS. ALL STRUCTURAL MODIFICATIONS MUST BE CAREFULLY ANALYZED BY A LICENSED STRUCTURAL ENGINEER AND MODIFIED / DESIGNED AS REQUIRED.

|                                                                                                                    |                              |                              |
|--------------------------------------------------------------------------------------------------------------------|------------------------------|------------------------------|
| A. CURRENT USE OF PROPERTY                                                                                         | GOVERNMENT                   |                              |
| B. LAND USE DESIGNATION                                                                                            | COMM/OFF/RES                 |                              |
| C. ZONING DESIGNATION / REZONING                                                                                   | EXISTING                     | PROPOSED                     |
| COMMERCIAL                                                                                                         | CO                           | PUD                          |
| D. WATER / WASTE WATER SERVICE PROVIDER                                                                            | T.B.D.                       |                              |
| E. SITE AREA                                                                                                       | 258,637 S.F.<br>(5.94 ACRES) | 150,567 S.F.<br>(3.45 ACRES) |
| F. BUILDING FOOTPRINT COVERAGE                                                                                     | 28,016 S.F.                  |                              |
| G. GROSS FLOOR AREA CALCULATION                                                                                    | TOTAL                        | 28,016 S.F.                  |
| NEW BUILDING (A)                                                                                                   | TOTAL                        | 20,079 S.F.                  |
| EXISTING BUILDING (B)                                                                                              | TOTAL                        | 5,505 S.F.                   |
| EXISTING BUILDING (C)                                                                                              | TOTAL                        | 2,432 S.F.                   |
| H. PARKING REQUIREMENTS                                                                                            | REQUIRED                     | PROVIDED                     |
| DAYCARE OR COMMERCIAL: 1 SPACE/EMPLOYEE (LARGEST SHIFT) PLUS 1 SPACE/10 PEOPLE PLUS ADEQUATE DROP OFF/PICKUP AREAS |                              |                              |
| DAYCARE (1 P.S. / EMPLOYEE)                                                                                        | 70                           |                              |
| DAYCARE (1 P.S. / 10 PATIENT)                                                                                      | 5                            |                              |
| COUNTY PARKING (1/ 300 S.F.)                                                                                       | 27                           |                              |
| TOTAL PARKING SPACES=                                                                                              | 102 P.S.                     | 133 P.S.                     |
| I. FLOOR AREA RATIO (FAR)                                                                                          | 19%                          |                              |
|                                                                                                                    | 28,016 S.F. / 150,567 S.F.   |                              |
| J. BUILDING HEIGHT                                                                                                 | 30' MAX                      | 30'                          |
| K. STRUCTURE LENGTH                                                                                                | 300' MAX                     | 270'                         |
| L. SETBACKS                                                                                                        | REQUIRED                     | PROVIDED                     |
| FRONT (NORTHEAST)                                                                                                  | 25'-0" MIN                   | 113'-8"                      |
| REAR (SOUTHWEST)                                                                                                   | 20'-0" MIN                   | 20'-0"                       |
| SIDE (SOUTHEAST)                                                                                                   | 10'-0" MIN                   | 265'-0"                      |
| SIDE (NORTHWEST)                                                                                                   | 10'-0" MIN                   | 11'-6"                       |
| M. OPEN SPACE                                                                                                      | SEE LANDSCAPE PLANS          |                              |
| N. VEHICULAR USE AREA                                                                                              |                              |                              |
| O. LANDSCAPE CALCULATIONS                                                                                          |                              |                              |

## A.

# SITE DATA

**BUILDING AND SITE IMPROVEMENTS FOR:  
MARTIN COUNTY ALZHEIMERS COMMUNITY CARE**

STUART, FLORIDA

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consultant

|                    |             |                 |
|--------------------|-------------|-----------------|
| DESIGNED<br>JPB/GG | DRAWN<br>GG | CHECKED<br>JPB  |
| DATE:<br>05/05/21  |             | COMM:<br>210607 |

## SITE PLAN

## SITE PLAN APPROVAL

AS-101