



E6 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. (5.94 ACRES)	150,567 S.F. (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	SEE LANDSCAPE PLANS	
O. LANDSCAPE CALCULATIONS	SEE LANDSCAPE PLANS	

A6 SITE DATA

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

STUART, FLORIDA

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CONSULTANT

DESIGNED: JPB/GG DRAWN: GG CHECKED: JPB
DATE: 05/05/21 COMM: 210607

R E V I S I O N S

SITE PLAN

SITE PLAN APPROVAL

AS-101