

SITE DATA LEGAL DESCRIPTION: PORT ST LUCIE-SECTION 21-BLK 2108 LOTS 1,2,27 AND 28(MAP 44/30S) PARCEL # 3420-600-1300-000-1 TOTAL ACRES: 0.969 TOTAL SF: 42,209 CURRENT ZONING: PROFESSIONAL PROPOSED ZONING: (LMD) LIMITED MIXED USE FUTURE LAND USE: (ROI) RESIDENTIAL, OFFICE INSTITUTIONAL BUILDING SETBACKS: PROVIDED 26'-8" 73'-7" SIDE NORTH: SIDE SOUTH: 82'-10" **TOTAL PERVIOUS** 16,568 SF OPEN SPACE TOTAL IMPERVIOUS 25,641 SF BUILDING OUTDOOR SEATING SIDEWALK/DRIVEWAY **BUILDING DATA** MUNICODE SEC. 158.155 (C)(4) LIMITED MISED USE ZONING RETAIL OR PERSONAL SERVICE USE SHALL NOT EXCEED 50% NUMBER OF STORIES: 1 STORY **BUILDING HEIGHT** REQUIRED: 35' MAX PROVIDED: 25'-3" TOTAL SQUARE FOOTAGE:

RESTAURANT: 4,627 SF

8160 SF

TOTAL:



	PARKING RE	QUIRED	
			REQUIRED
		1 SPACE FOR	PARKING
BLDG USE	AREA	EACH:	SPACES
RESTAURANT	4627 SF	200 SF	23
RETAIL/OFFICE 1	1012 SF	200 SF	5
RETAIL/OFFICE 2	1226 SF	200 SF	6
RETAIL/OFFICE 3	1295 SF	200 SF	6
Grand total	8160 SF		41

<u>43%</u>

	PARKING PROVIDED	
TYPE	DESCRIPTION	PARKING PROVIDED
9' -6" x 18' 90 DEG PARKING SPACE	9' - 6" x 18' 90 DEG PARKING SPACE	39
12' x 18' 90 DEG ADA PARKING SPACE	12' x 18' 90 DEG ADA PARKING SPACE	2
Grand total		41

	PROPOSED ARCHITECTU			
CITY OF PSL STANDARDS SEC. 10.0. ARCHITECTURAL ELEMENTS ROI USE: 5 ARCHITECTURAL ELEMENTS REQUIRED				
1	METAL ROOF			
2	STUCCO WITH HORIZONTAL GROOVE LINE PATTERN BETWEEN 4" AND 12" OR STACKED STONE.	MUST COVER AT LEAST 5% OF THE FRONT BUILDING FACE AREA		
3	GREEN WALL			
4	BRACKETS UNDER ROOF EAVES			
5	USABLE SPACE - PEDESTRIAN COURTYARD REQUIRED: AT LEAST .5% (.005) OF SITE AREA	PROVIDED: 840 SF		
6	CANOPY / AWNING			



- DRAINAGE OUTFALL

DIGITAL SIGNATURE REVISIONS: No. Description Date

ARCHITECTS DESIGN COLLABORATIVE, LLC

ARCHITECTURE | URBAN DESIGN

PLANNING | INTERIORS

10489 SOUTHWEST MEETING ST TRADITION, PORT ST. LUCIE, FL 34987 TEL. (772) 286 9004

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ARCHITECTURE

URBAN DESIGN

PLANNING INTERIORS

Raul Ocampo. Jf

AR 6897

YAS RETAIL

DWG IDENTIFICATION SITE PLAN

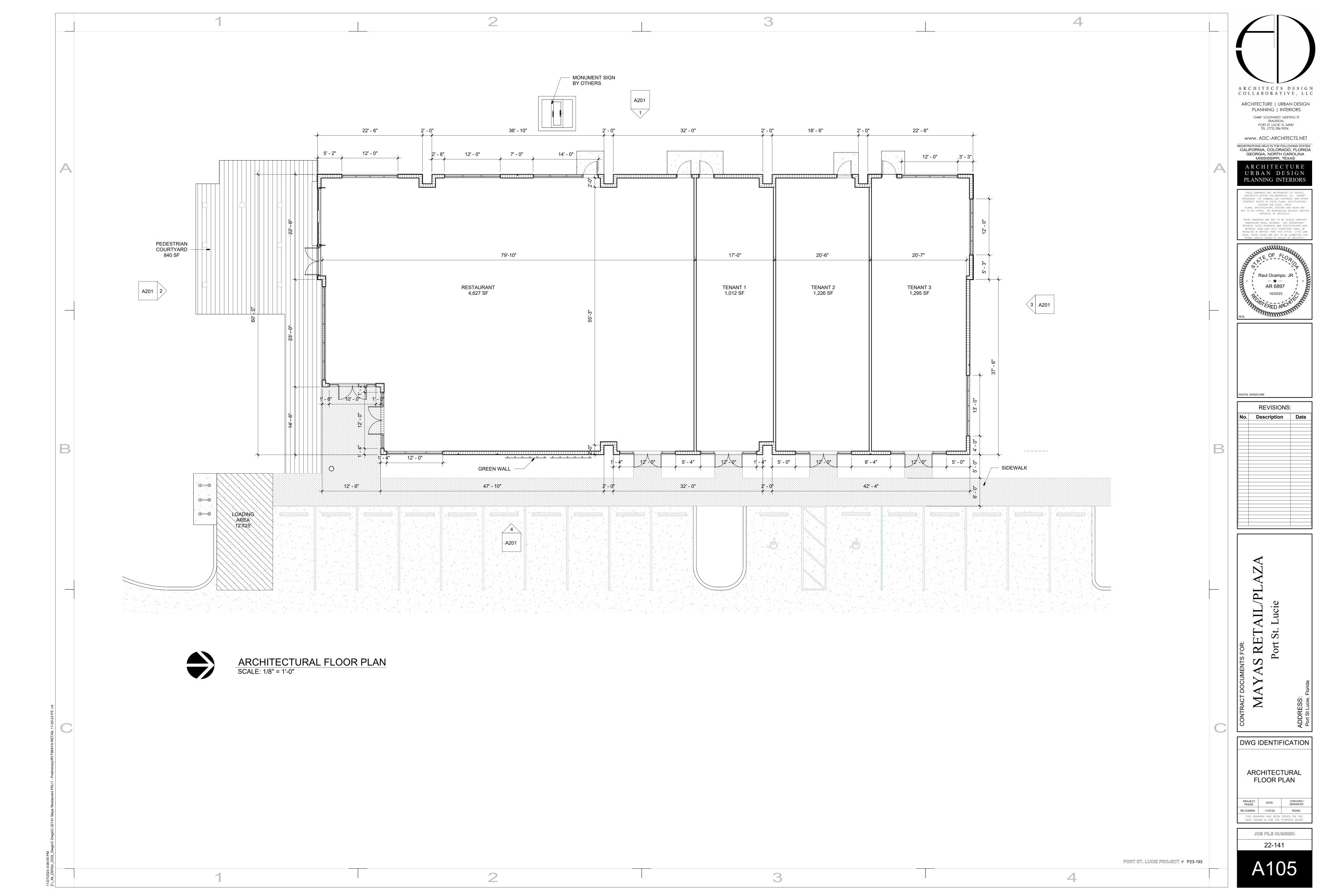
PROJECT DATE:
PHASE:

RE-ZONING 11/27/23

JOB FILE NUMBER:

22-141

PORT ST. LUCIE PROJECT # P23-193







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DWG IDENTIFICATION 3D VIEWS

JOB FILE NUMBER: 22-141



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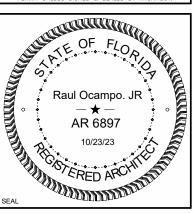
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MAYAS RETAIL/PLAZA
Port St. Lucie

DWG IDENTIFICATION

3D VIEWS

PROJECT DATE: CHECKED / DRAWN BY:

JOB FILE NUMBER:

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