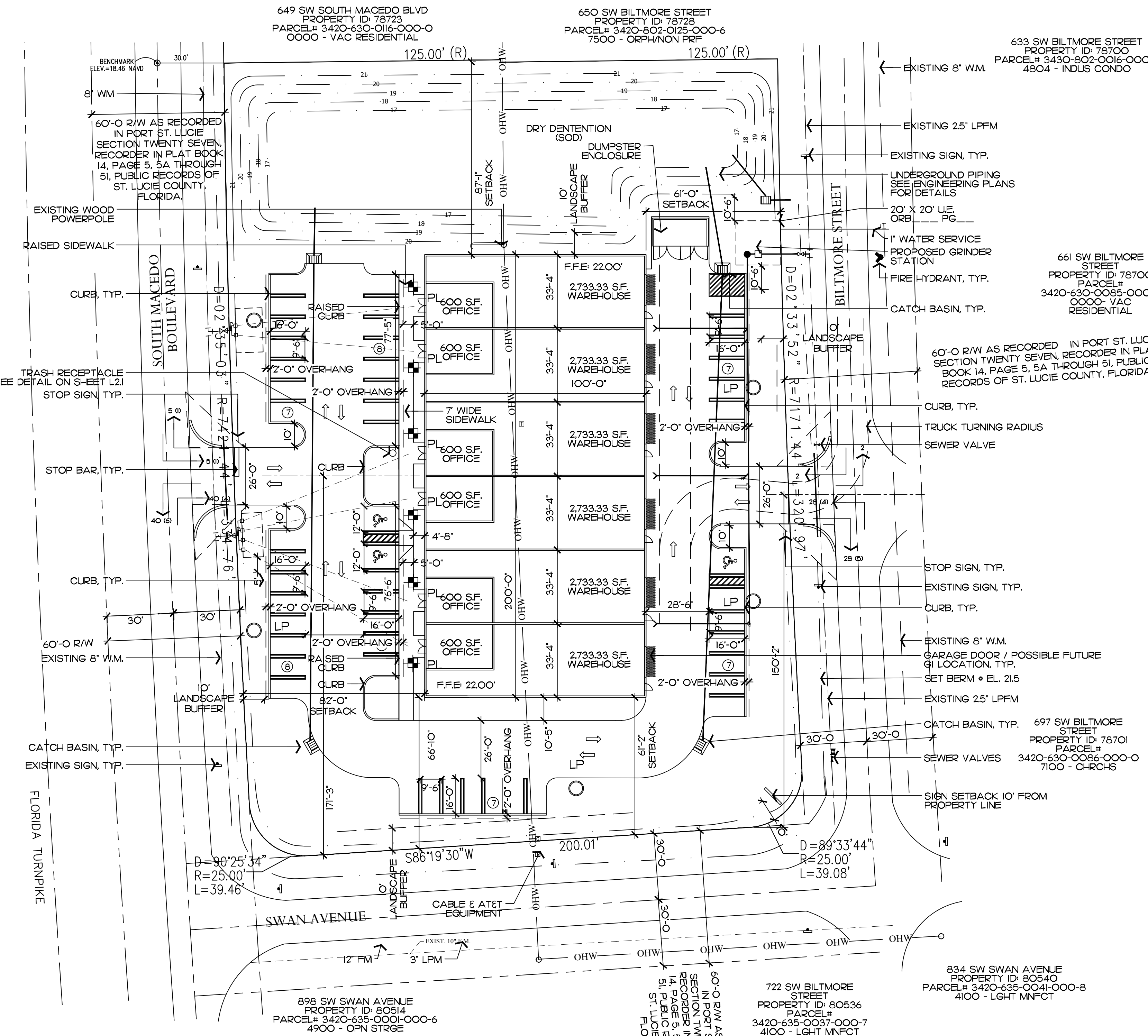




Lighting Schedule

SYMBOL	DESCRIPTION	QTY.
○ LP	LIGHT POLE - LUMARK LED FIXTURE - 19'-8" EXPOSED POLE HEIGHT - DIRECT BURIAL POWDER COATED ALUMINUM (BLACK)	5
⊕ PL	PATH LIGHT BOLLARD - MANUFACTURER: VISTA VOLTAGE BOLLARD FIXTURE - COLOR: BLACK LAMP TYPE: A19 - 75W - #1413	6

NOTE: THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH CITY CODE, SECTION 41.08 (G)

PAYMENT IN LIEU OF ONSITE PRESERVATION OF NATIVE HABITAT SHALL BE MADE INTO THE CITY'S CONSERVATION TRUST FUND

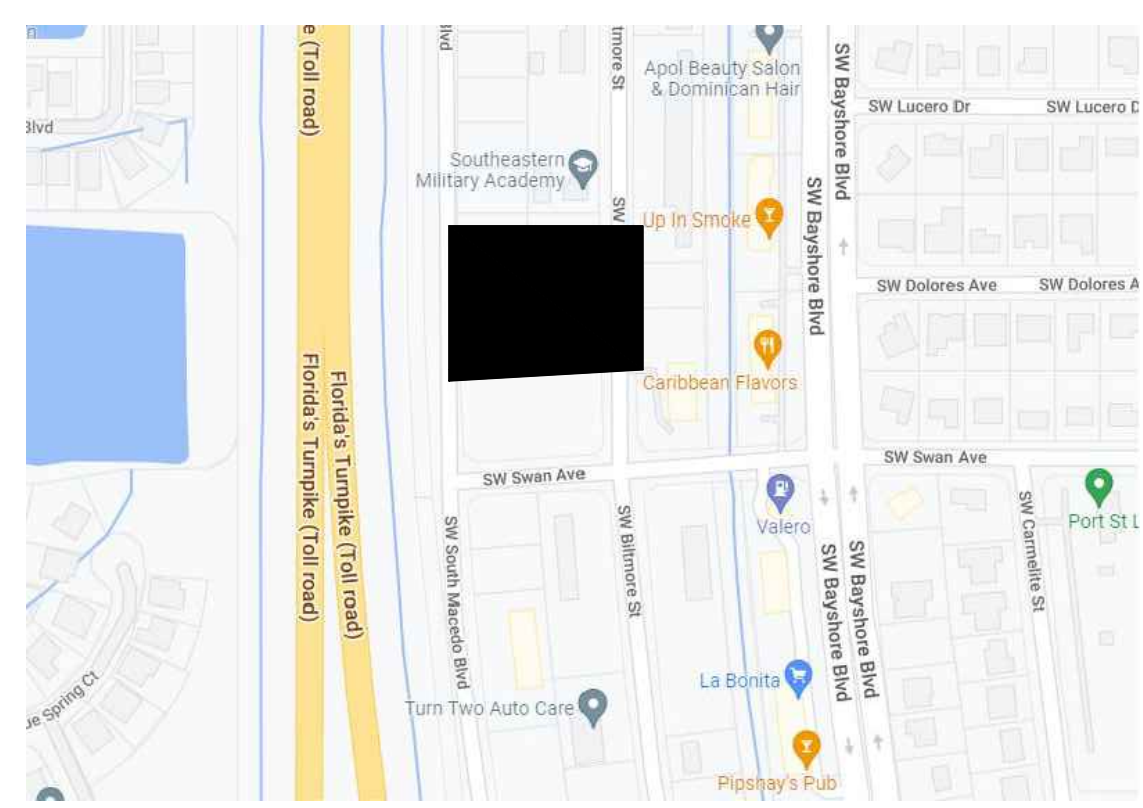
THE PROJECT SHALL BE COMPLETED IN ONE PHASE

2025

2025

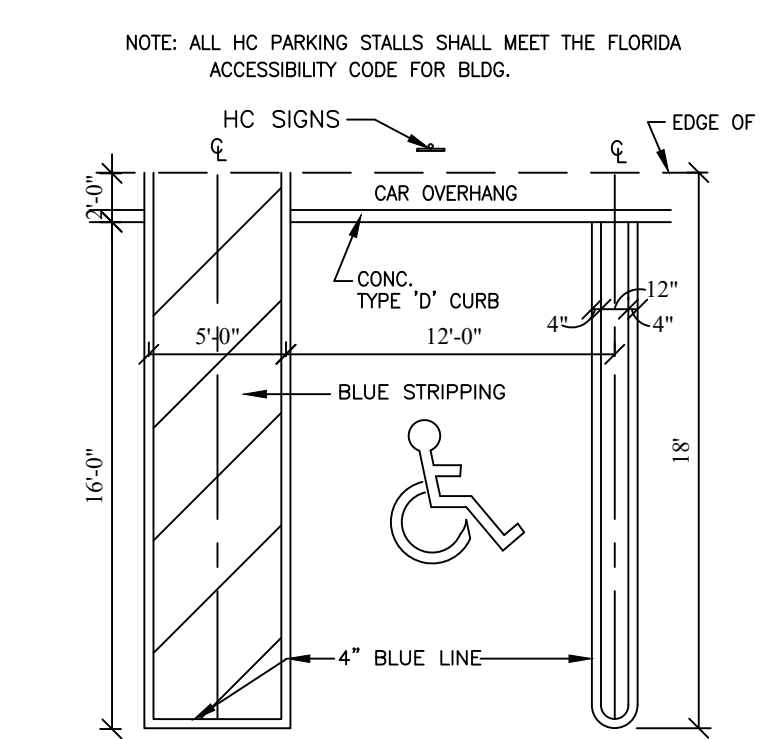
DISCLAIMER: Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc. The client agrees to indemnify and hold harmless ENVIRONMENT DESIGN GROUP from any liability arising from, acts or omissions in the performance of said services during construction by the client, and his/her agents, employees, or subcontractors.

48 HOURS BEFORE DIGGING
CALL 7241 FIVE
1-800-432-4770
SUNSHINE STATE ONE CALL
OF FLORIDA, INC.

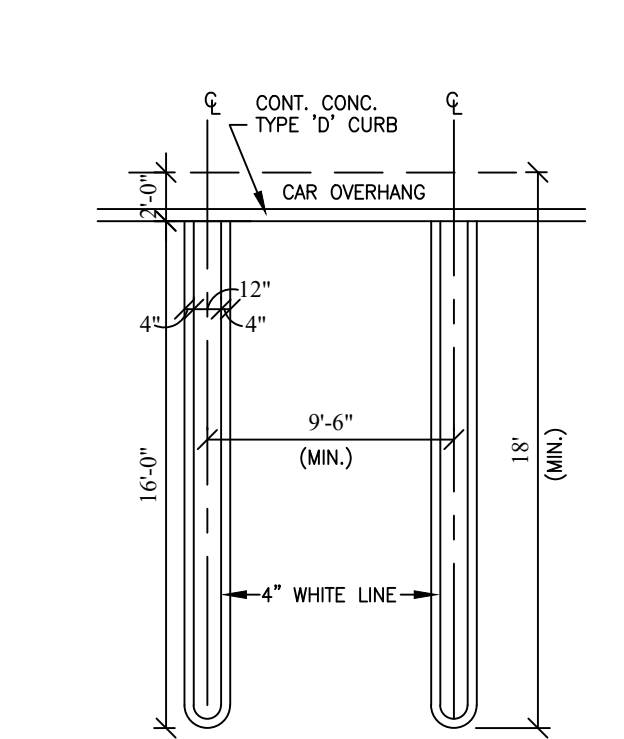


Location Map 685 SW SOUTH MACEDO BLVD
PORT ST. LUCIE

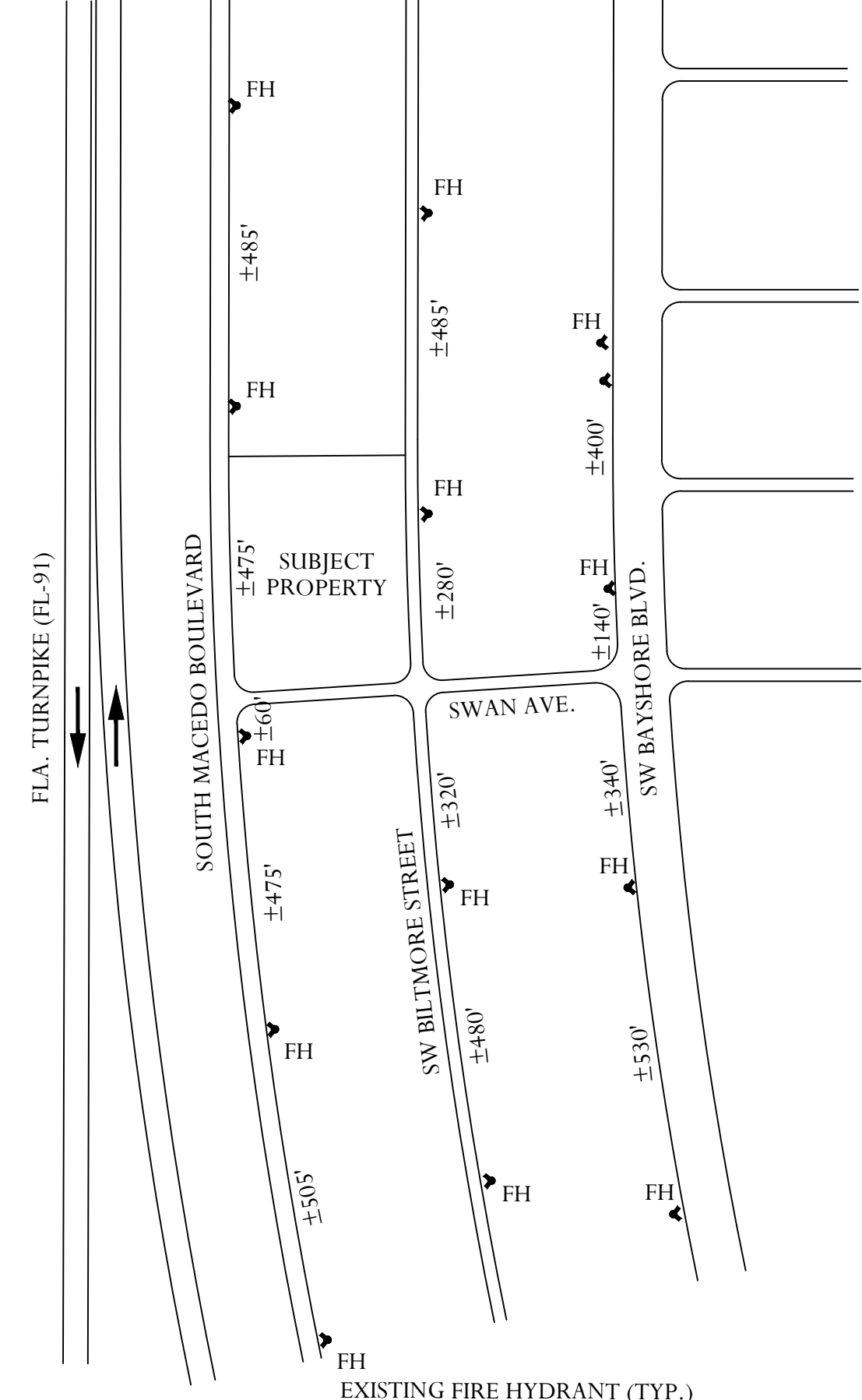
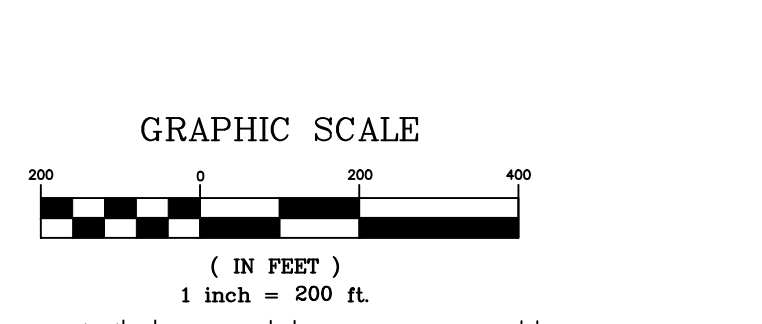
PROPERTY DESCRIPTION
LOTS 11 THROUGH 18, BLOCK 73, ACCORDING TO THE PLAT OF PORT ST. LUCIE SECTION TWENTY SEVEN, RECORDED IN PLAT BOOK 14, PAGE 5, 5A THROUGH 5I, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.



TYPICAL HC PARKING STALL
N.T.S.



TYPICAL PARKING STALL
N.T.S.

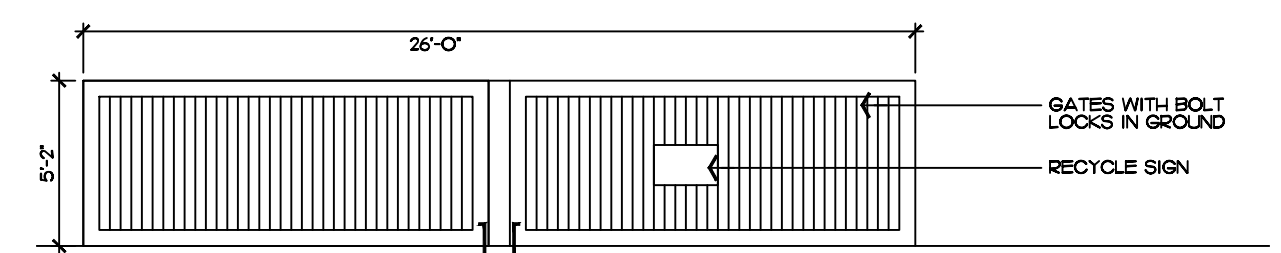


PROJECT LOCATION MAP
SCALE: 1" = APPROX. 200' (INCLUDING FIRE HYDRANT 'FH' LOCATIONS)

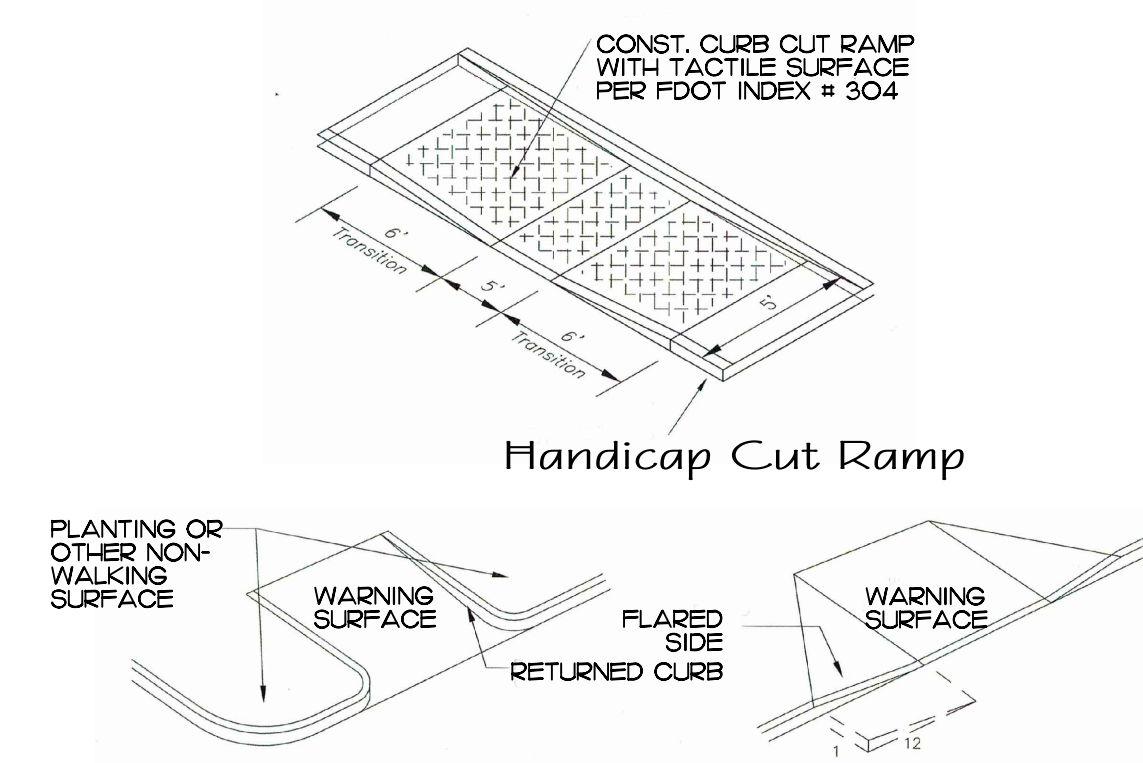
ZONING TABULATION - I-STORY BUILDING		
ZONING ITEM	REQUIRED	PROPOSED
ZONING DISTRICT	VI - WAREHOUSE INDUSTRIAL FUTURE LAND USED DESIGNATION: LIGHT INDUSTRIAL (LI)	
TOTAL LOT AREA	MIN. 20,000 SF	87,120 S.F. (2 ACRES)
TOTAL GROSS BUILDING SQUARE FOOTAGE	PROPOSED WAREHOUSE PROPOSED OFFICE	16,400 SQ. FT. 3,600 SQ. FT.
SITE DATA	TOTAL BUILDING HARDSCAPE AREA LANDSCAPE AREA	20,000 SQ. FT. (22.9%) 28,551 SQ. FT. (32.8%) 38,569 SQ. FT. (44.3%)
MAX. BUILDING LOT COVERAGE	50% - 43,560 S.F.	22.9% - 20,000 S.F.
BUILDING SETBACK	NORTH 25' SOUTH 25' EAST 25' WEST 25'	87'-1" 61'-2" 63'-6" 79'-6"
MAX. BUILDING HEIGHT	35 FEET	20 FEET
IMPERVIOUS AREA	80 PERCENT MAXIMUM	50,094 S.F. - 57.5%

PARKING		
SITE PARKING	REQUIRED/ALLOWED	PROVIDED
PROPOSED OFFICE 3,600 SQ. FT.	18 SPACES (ONE SPACE FOR EACH 200 SF)	18
PROPOSED WAREHOUSE 16,400 SQ. FT.	33 SPACES (ONE SPACE FOR EACH 500 SF OF GROSS FLOOR AREA UP TO 10,000 SF AND ONE ADDITIONAL SPACE FOR EACH ADDITIONAL 2,000 SF.)	33
TOTAL PARKING	51 SPACES	51 SPACES
DISABLED PARKING SPACES (TOTAL OF 30 SPACES)	2	2

NOTES:
THE MINIMUM NUMBER OF ACCESSIBLE PARKING SPACES PROVIDED SHALL BE IN ACCORDANCE WITH SECTION 208.2 OF FLORIDA ACCESSIBILITY CODE.
SEE PAVING AND DRAINAGE PLANS FOR PARKING STALL DETAILS



DUMPSTER ENCLOSURE - ELEVATION

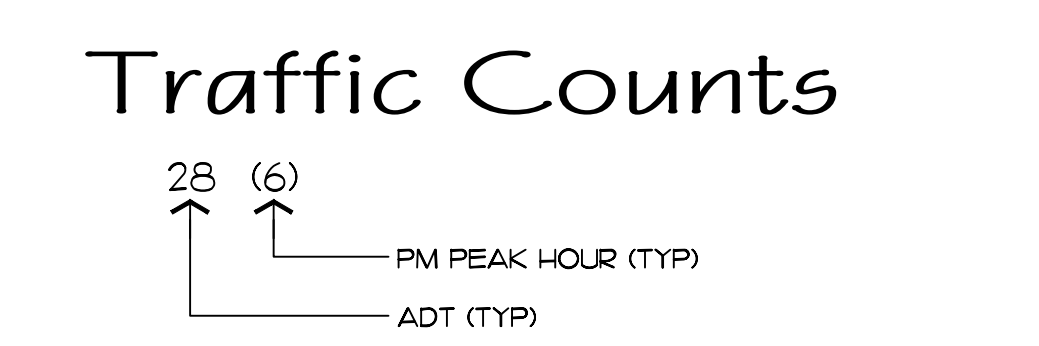


Handicap Cut Ramp
CONST. CURB CUT RAMP WITH TACTILE SURFACE PER FOOT INDEX # 304

Curb Ramp
N.T.S.



BOLLARD



PSLUSD #5411
Project # P21-284

Site Plan

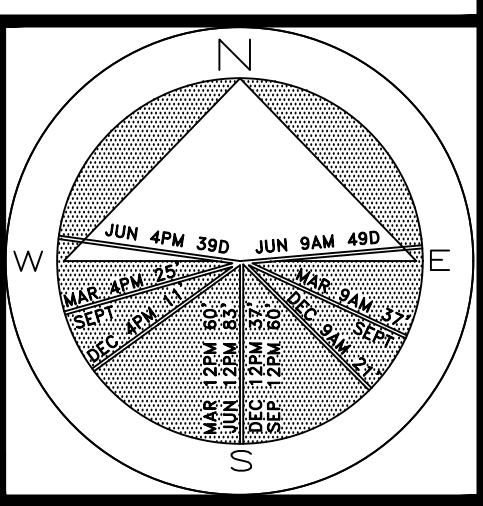
SCALE IN FEET 0' 30' 60' 90'

900 sf.

AREA IN SQ.FT.

SEAN TWOMEY
LANDSCAPE ARCHITECT #6667683
EMAIL: SEANTWOMEY28@YAHOO.COM
PHONE: (561) 716-7612

MARC ROMANELLI, DEVELOPER
685 SW SOUTH MACEDO BLVD
PORT ST LUCIE, FLORIDA



JOB NUMBER: # 202101.00 LA
DRAWN BY: Sean Twomey
DATE: 10.03.2025