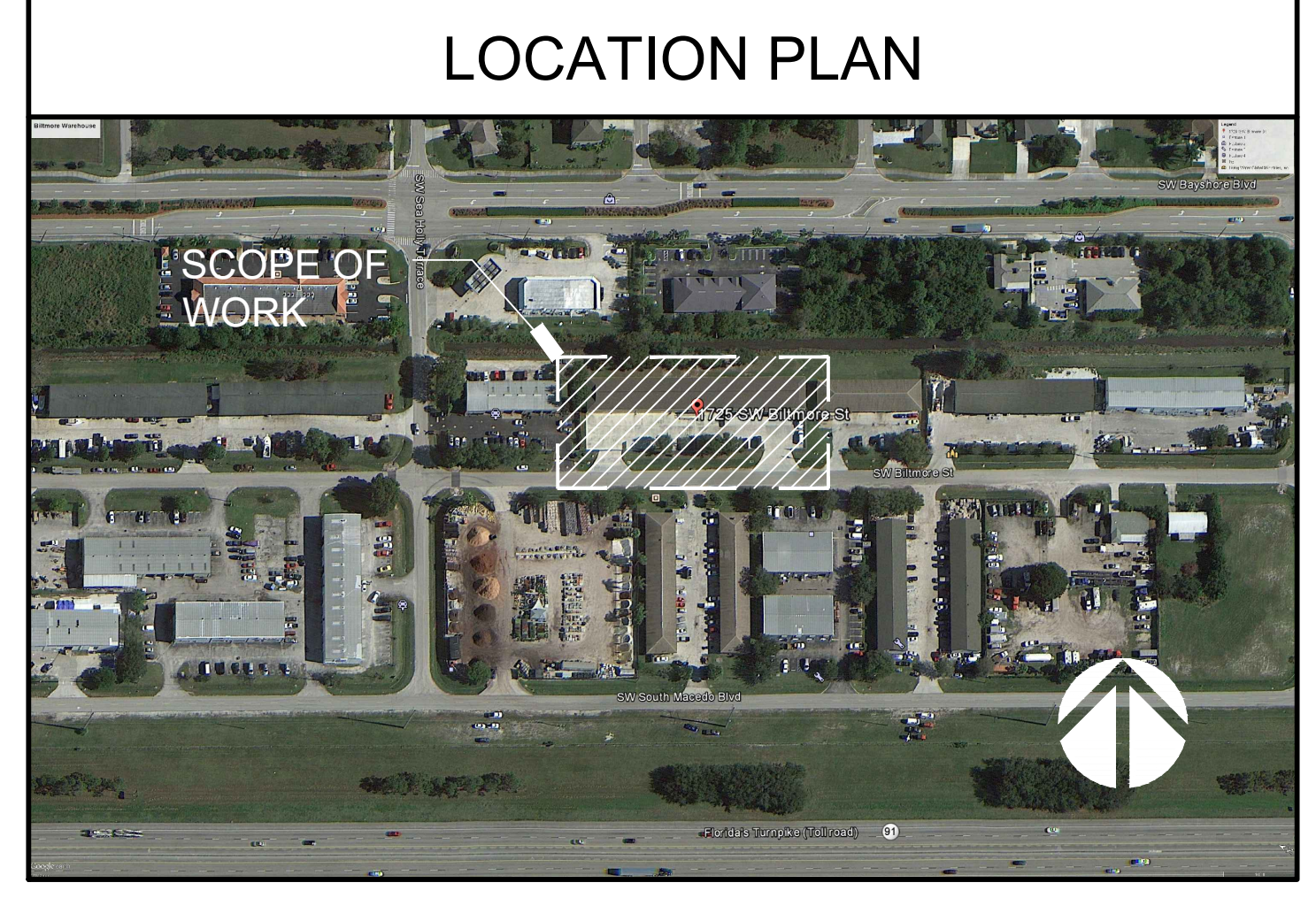


REVISIONS:	
Date	Description

CONTRACT DOCUMENTS FOR:  
**BILTMORE WAREHOUSE**  
ADDRESS:  
1725 SW BILTMORE STREET, PORT SAINT LUCIE, FL 34984

DWG IDENTIFICATION			
SITE PLAN			
Drawn by:	YG	Date:	
Checked by:		Date:	
THIS DRAWING IS TO BE USED ON THE DATE SHOWN FOR THE PROJECT.	DESIGN	DATE	EO
	CD	DATE	EO
	BID	DATE	EO

DRAWING No.:	JOB FILE NUMBER:
<b>SP-1</b>	T-15147
No. OF SHEETS	CADD FILE NUMBER: MASTER-ALL-DWGS 2015.dwg dwgT-15147



**LEGAL DESCRIPTION**

LOT 3, 4, 5 AND 6, BLOCK 624, PORT ST. LUCIE SECTION THIRTEEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGES 4.4A-4M, OF THE PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA.

**CODE DATA**

BUILDING AREA: 11,880 SF	APPLICABLE CODES
OCCUPANCY CLASSIFICATION: S-2	FLORIDA BUILDING CODE 2010
EXISTING BUSINESS (WAREHOUSE OFFICE)	FLORIDA PLUMBING CODE 2010
CONSTRUCTION TYPE: V-B (UNPROTECTED)	FLORIDA MECHANICAL CODE 2010
ZONING: SERVICE COMMERCIAL ZONING DISTRICT (CS)	NATIONAL ELECTRICAL CODE 2010 EDITION
USE: WAREHOUSE / STORAGE	LIFE SAFETY PREVENTION CODE 2010 EDITION
NUMBER OF STORY: ONE	FLORIDA ACCESSIBILITY CODE 2012 EDITION
RATED WALLS: YES	PORT SAINT LUCIE ZONING ORDINANCE
RATING CEILING: NO	

**PARKING REQUIREMENTS**

TOTAL AREA BUILDING: .....11,880 SF  
20% MAX. OFFICE (CODE) : .....2,376 SF  
EXISTING OFFICE USE : .....2,325 SF

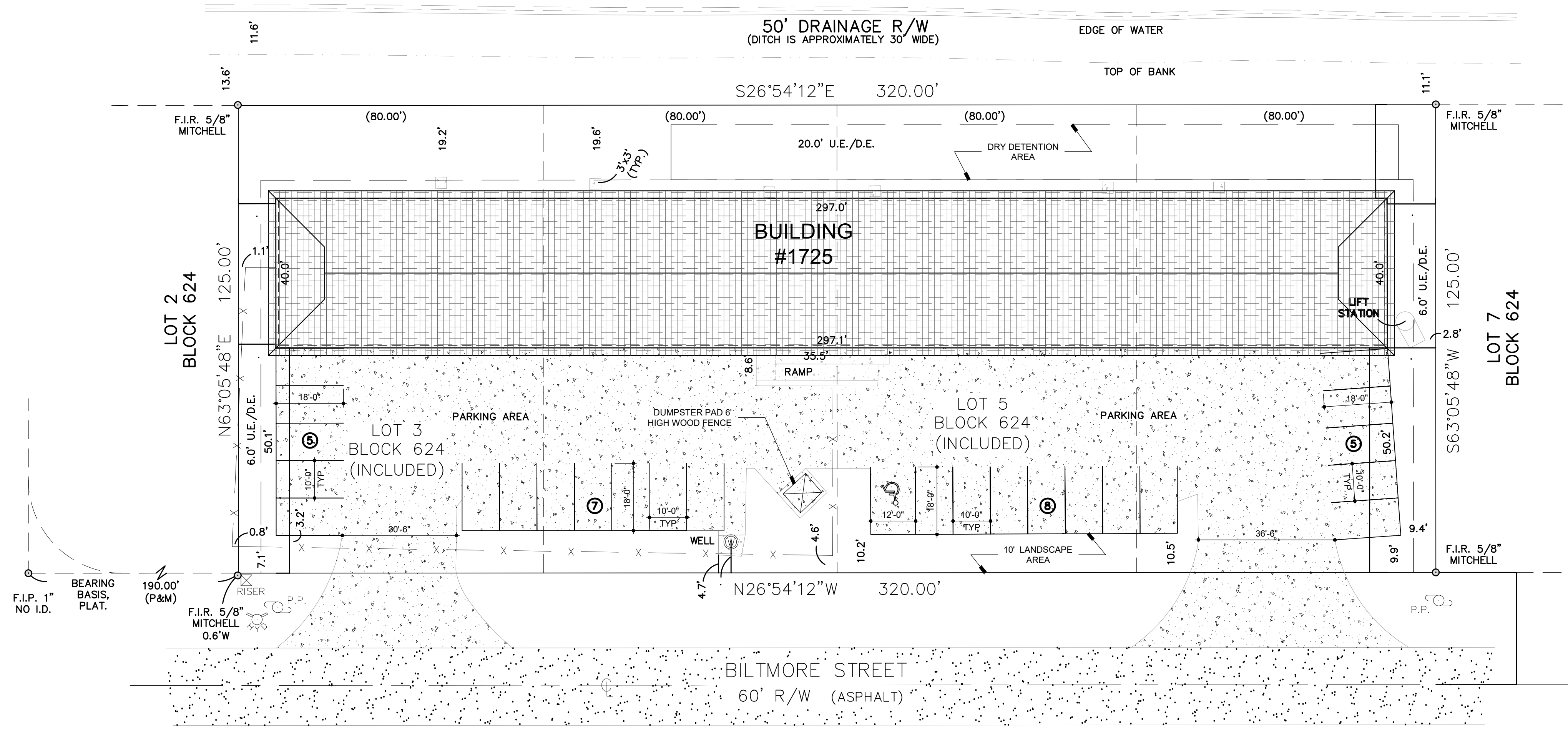
**PARKING (MINOR ASSOCIATED OFFICES) = 2, 325 SF / 400 SF = 6 SPACES**

- ONE SPACE PER 400 SF OF GROSS FLOOR AREA IS REQUIRED PER CITY OF PORT SAINT LUCIE ZONING ORDINANCE, ARTICLE VI, SECTION 22-6.08, PART C. (OLD CODE)

**PARKING (STORAGE) = 9,880 SF / 500 SF = 20 SPACES**

- TWO PARKING SPACES PER 1,000 SF OF GROSS FLOOR AREA (UP TO 10,000 SF) AND ONE ADDITIONAL SPACE FOR EACH 2,000 SF OVER 10,000 SF. PER CITY OF PORT SAINT LUCIE ZONING ORDINANCE, ARTICLE VI, SECTION 22-6.08, PART C, FOR STORAGE. (OLD CODE)

**TOTAL PARKING SPACES REQUIRED = 26 SPACES**  
**EXISTING TOTAL PARKING SPACES = 25 SPACES (ONE OF WHICH IS HANDICAPPED PARKING)**



**SITE PLAN**  
SCALE: 1"=20'-0"