

PROJECT CONTACTS

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PROPERTY OWNER
 SALEEBAS 2216 OAK STREET LLC
 3651-1 ST. JOHNS AVENUE
 JACKSONVILLE, FL 32204

ATTN: MR. THOMAS A. SALEEBA II
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 ALMOND ENGINEERING, P.A.
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ATTN: MRS. HILLARY L. ALMOND, P.E.
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Roost PUD

2246, 2242 & 2220 Oak Street

(RE# 090661-0000, 090662-0000, 090663-0000)
 Jacksonville, FL 32204

SITE DATA SUMMARY

PROJECT SUMMARY: 2220 OAK STREET (TO BE RE-ADDRESSSED) BUILDING 1: FITNESS 6,588 SF TOTAL BUILDING AREA: 6,588 SF	2246 OAK STREET (TO BE RE-ADDRESSSED) BUILDING 2: RESTAURANT 5,028 SF TOTAL BUILDING AREA: 7,128 SF	2246 OAK STREET BUILDING 3: COMMERCIAL 3,000 SF TOTAL BUILDING AREA: 3,000 SF
TOTAL PARKING SPACES REQUIRED = PARKING SPACES REQUIRED FOR NEW USE LESS PARKING SPACES REQUIRED FOR PREVIOUS/HISTORICAL USE PER 656.603	DELUXE DRY CLEANERS BUILDING #2 (VACANT) OLD BUILDING #2: 7,128 SF (DRY CLEANER AS OF SEPT. 5, 1989); 3 SPACES PER 1000 SF (7,128 SF/1000) x 3 = 21.4 SPACES	ALTERATIONS BUILDING #3 (VACANT) OLD BUILDING #3: 3,000 SF (COMMERCIAL AS OF SEPT. 5, 1989); NEW BUILDING #3: 3,000 SF (OFFICE / INSTITUTIONAL / RESIDENTIAL)
SNAP FITNESS BUILDING #1 OLD BUILDING #1: 6,588 SF (DRY CLEANING AS OF SEPT. 5, 1989); 3 SPACES PER 1000 SF (6,588 SF/1000) x 3 = 19.8 SPACES	NEW BUILDING #2: 5,128 SF (RESTAURANT); NEW BUILDING #3: 3,000 SF (OFFICE / INSTITUTIONAL / RESIDENTIAL) (150 SEATS/4) + (14 EMP./2) = 44.5	BICYCLE PARKING: * PER COJ ORD# 656.608 * 5% OF TOTAL REQUIRED PARKING (30 * 0.05) = 1.5 (USE 2)
NEW BUILDING #1: 6,588 SF (FITNESS CENTER); 3 SPACE PER 1000 SF (6,588/1000) x 3 = 19.8 SPACES BUILDING #1: PARKING REQUIRED 19.8 - 19.8 = 0 SPACES	NEW BUILDING #2: 2,000 SF (FITNESS CENTER); 3 SPACE PER 1000 SF (2,000 SF/1000) x 3 = 6 SPACES BUILDING #2 PARKING REQUIRED: 44.5+6-21.4=29.1 SPACES; ROUND TO 30	TOTAL OFF-STREET VEHICLE PARKING: TOTAL PARKING REQUIRED: 30 SPACES TOTAL OFF STREET PARKING PROVIDED: 35 SPACES TOTAL ON STREET PARKING PROVIDED: 24 SPACES TOTAL PARKING PROVIDED: 59 SPACES

HANDICAPPED PARKING REQUIREMENTS:
 * PER FLORIDA STATUTE 316.1955 & 316.1956
 * PER A.D.A.G. § 4.1.2 (5) REQUIRED ACCESSIBLE TOTAL PARKING SPACES
 IN LOT: 1
 1-25: 3
 26-50: 3
 51-75: 3

PARKING REQ'D : 2 SPACES
 PARKING PROVIDED : 2 SPACES

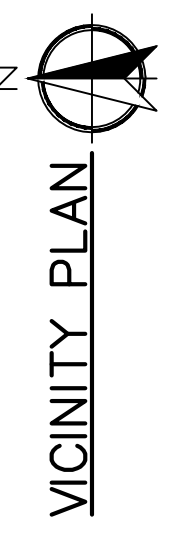
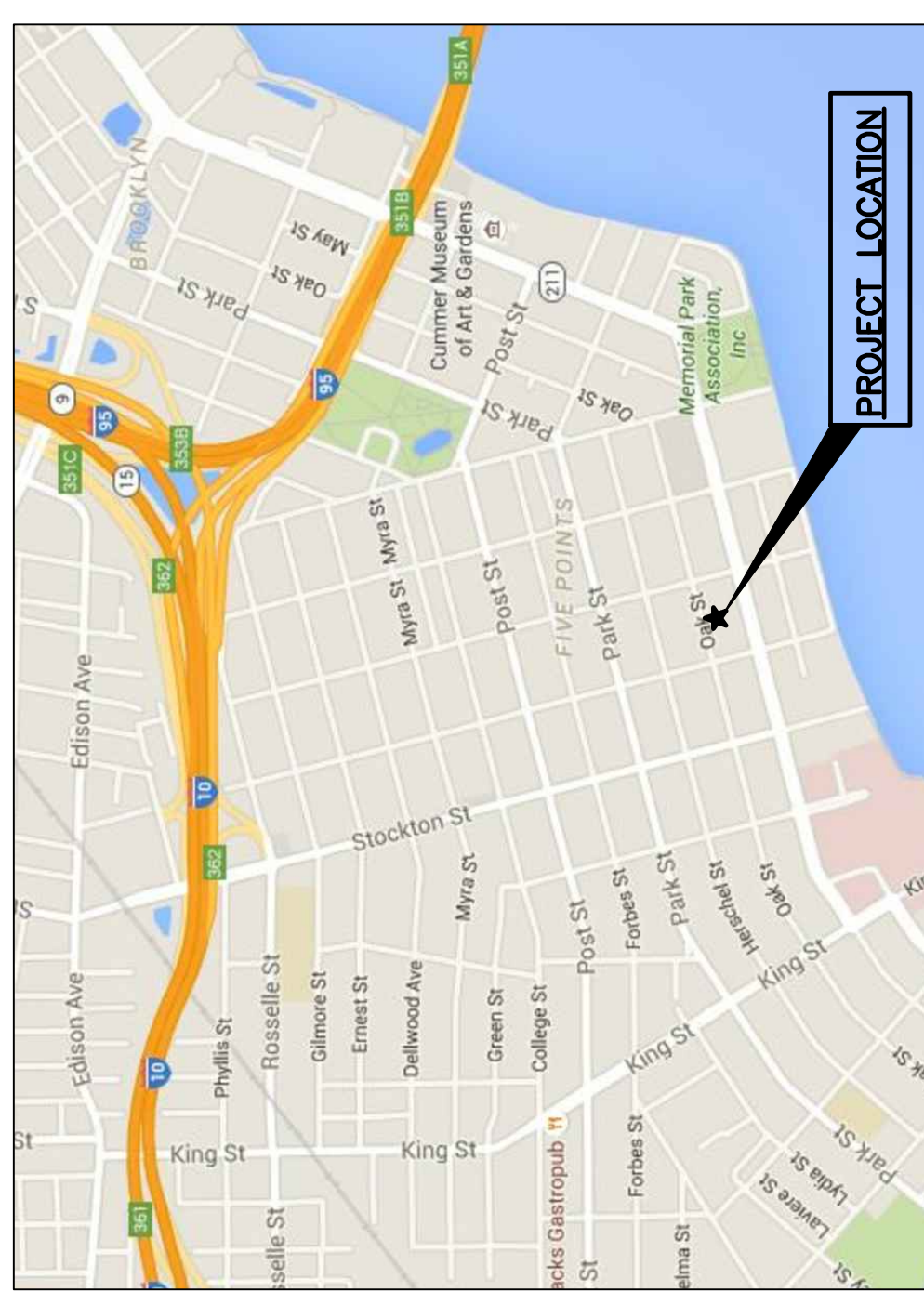
OFF-STREET LOADING REQUIREMENTS
 1) FOR BUILDINGS OVER 5,000 SF BUT LESS THAN 25,000 SF
 1 LOADING SPACE SHALL BE REQUIRED

PARKING REQ'D : 1 SPACE
 PARKING PROVIDED : 1 SPACE

BICYCLE PARKING:
 * PER COJ ORD# 656.608
 * 5% OF TOTAL REQUIRED PARKING
 (30 * 0.05) = 1.5 (USE 2)

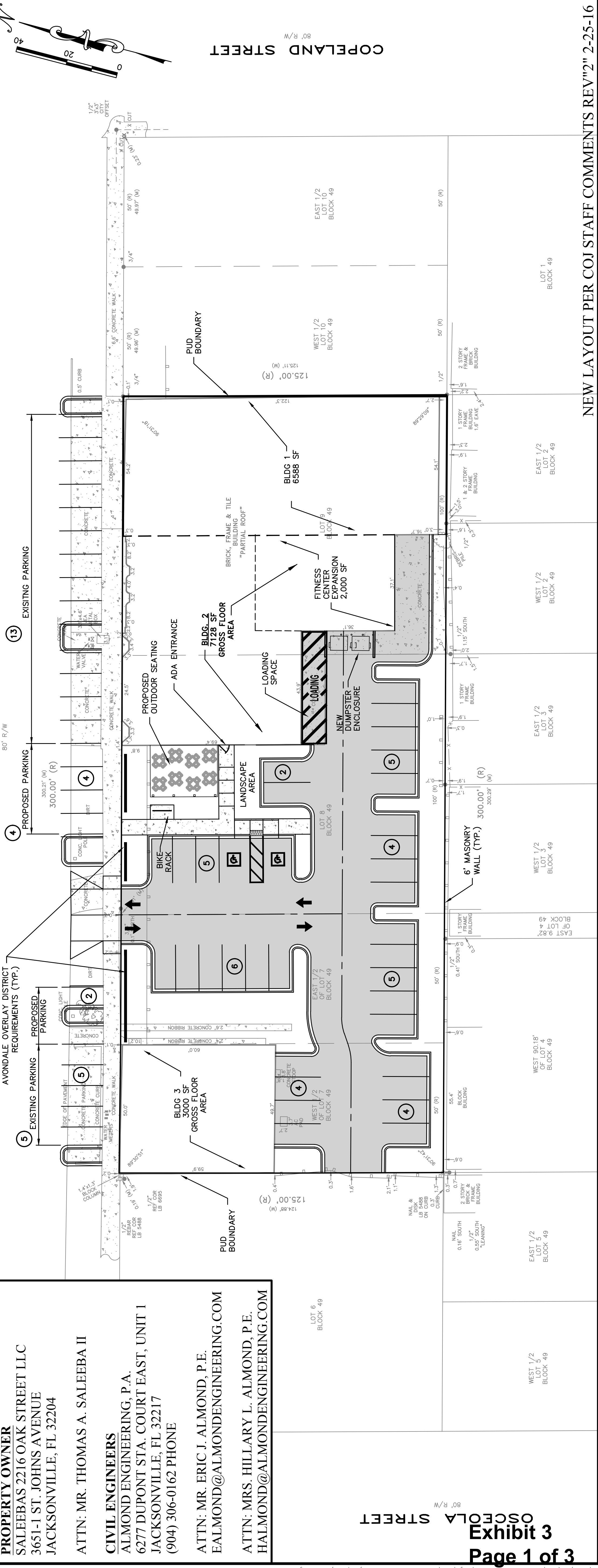
PARKING REQ'D : 2 SPACES
 PARKING PROVIDED : 2 SPACES

TOTAL OFF-STREET VEHICLE PARKING:
 TOTAL PARKING REQUIRED: 30 SPACES
 TOTAL OFF STREET PARKING PROVIDED: 35 SPACES
 TOTAL ON STREET PARKING PROVIDED: 24 SPACES
 TOTAL PARKING PROVIDED: 59 SPACES



PUD LEGAL DESCRIPTION:
 THE WEST 1/2 OF LOT 7, THE EAST 1/2 OF LOT 6, LOT 5, LOT 4, LOT 3, LOT 2, LOT 1, AND LOT 0 OF THE FORMER PUBLIC RECORDS RECORDED IN PLAT BOOK 1, PAGE 106 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA (RIVERSIDE).
 SECTION 56, TOWNSHIP 2S, RANGE 26E

OAK STREET



ALMOND
 CONSULTING CIVIL ENGINEERS
 3609 HENDRICKS AVENUE JACKSONVILLE, FL 32207
 (904) 306-0162 PHONE (904) 306-2185 FAX

Roost PUD
 for
 T. Anthony Saleeba II

PUD
 MASTER SITE PLAN

Date	Revision

AE JOB NO.: 15-52
 DESIGN: E.J.A.
 DRAWN: E.J.A./J.G.K.
 CHECKED: E.J.A.
 START DATE: -
 PLOT DATE: 3-15-2016

ERIC J. ALMOND, P.E.
 FL # 59246

PUD
 1 OF 3

NEW LAYOUT PER COJ STAFF COMMENTS REV"2" 2-25-16

OAK STREET

80' R/W

Date	Revision

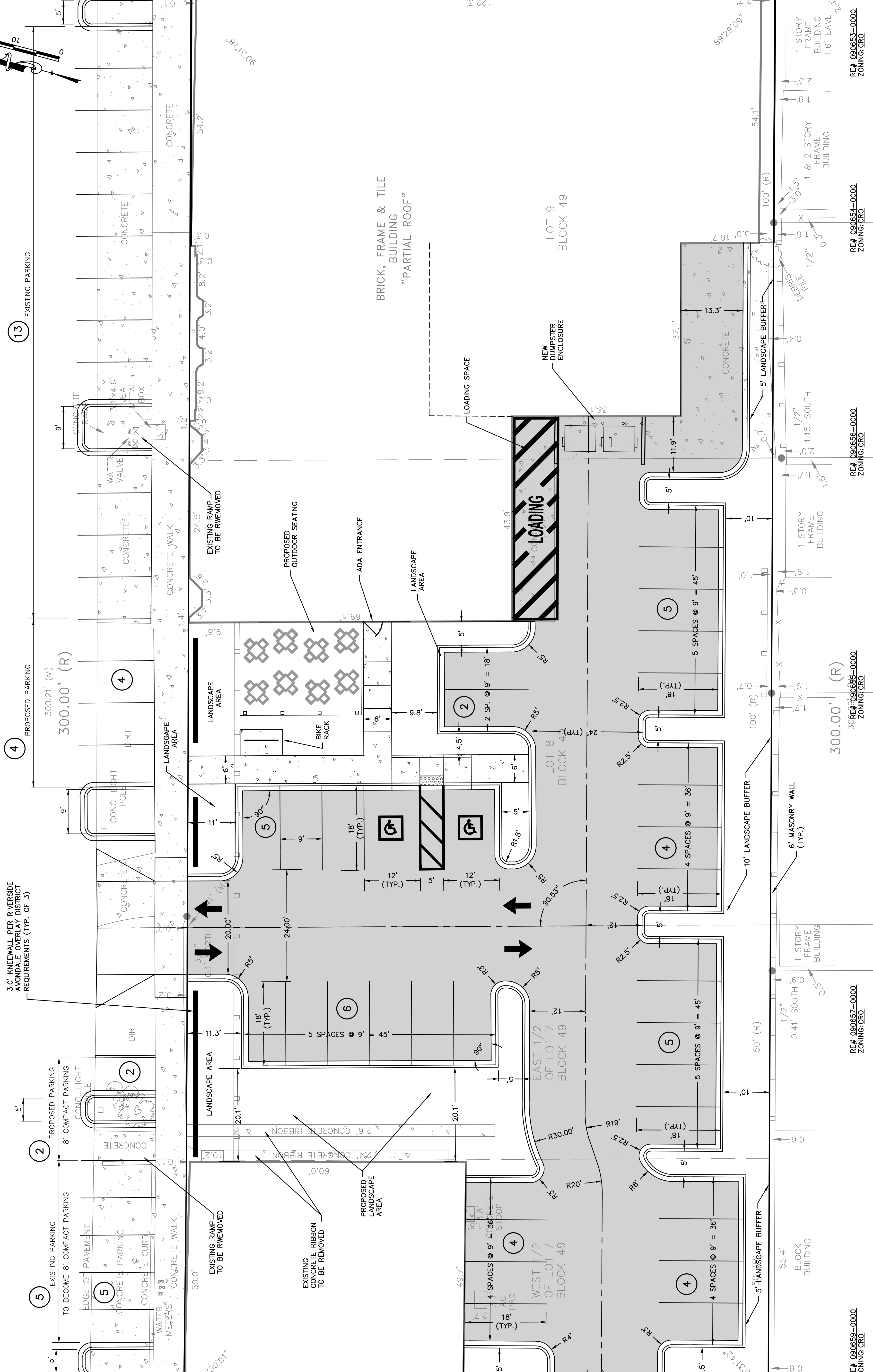
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PROPOSED SITE PLAN

Roost PUD
 for
 T. Anthony Saleeba II

ALMOND
 CONSULTING CIVIL ENGINEERS
 3609 HENDRICKS AVENUE JACKSONVILLE, FL 32207
 (904) 306-0162 PHONE (904) 306-2185 FAX

PUD
 2 OF 3



RE# 090653-0000
 ZONING: CRD

RE# 090654-0000
 ZONING: CRD

RE# 090656-0000
 ZONING: CRD

RE# 090655-0000
 ZONING: CRD

RE# 090657-0000
 ZONING: CRD

RE# 090659-0000
 ZONING: CRD

RE# 090652-0000
 ZONING: CRD

NEW LAYOUT PER COJ STAFF COMMENTS REV"2" 2-25-16

