



ARCHITECTURE INC.
 5050 SUNBEAM ROAD
 JACKSONVILLE, FL 32204
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NOT FOR CONSTRUCTION

DATE: 2/28/2024
 PRJCT #: 24-0000.00
 SHEET
A002
 SCHEMATIC

**INTERIOR RENOVATION
 BOTTLE N' BREW**
 5050 SUNBEAM ROAD STE 1,
 JACKSONVILLE, FL 32257

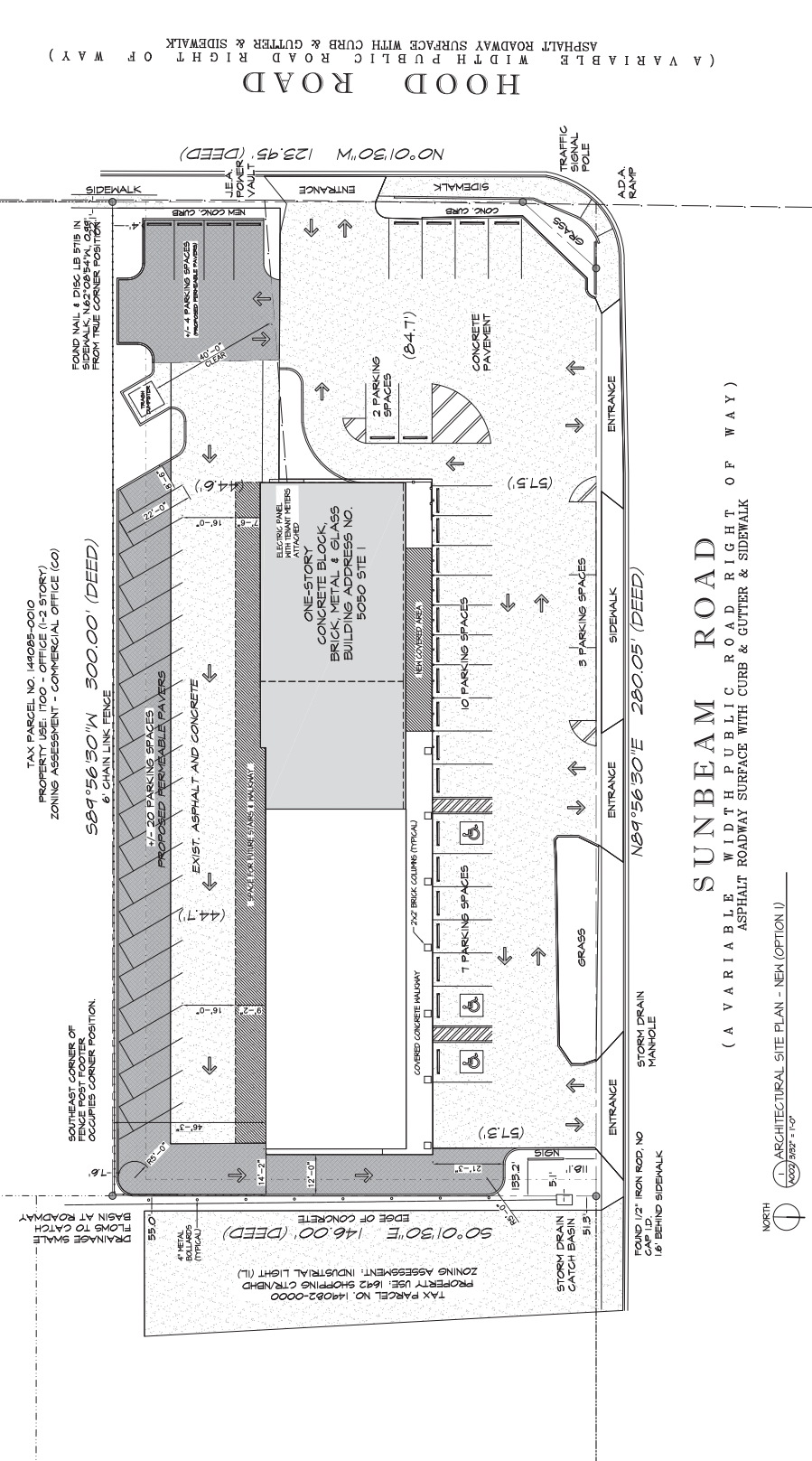
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LEGAL DESCRIPTION
RE: 140205-0020
LOT 0000 SECTION LAND
SUB-DIVISION 5050 SUNBEAM ROAD
PROPERTY ADDRESS JACKSONVILLE, FL 32201

NOTES:

- THE CONCEPTS PRESENTED HEREIN FORMERLY OBTAINED CONCEPTUAL REALITY FROM THE CLIENT AND ARE NOT TO BE CONSIDERED A CONTRACT. ANY CONTRACT, PERMITS, ZONING AND LAND DEVELOPMENT REQUIREMENTS AND ISSUES, THE FEASIBILITY WITH REGARD TO THE PROJECT, THE CLIENT'S ABILITY TO OBTAIN NECESSARY PERMITS, AND VERIFICATION OF SAME REQUIREMENTS AND REQUIREMENT OF JURISDICTIONAL APPROVALS, ARE THE RESPONSIBILITY OF THE CLIENT AND NOT ARCHITECTURE INC.
- THE CONCEPTUAL PLANS ARE PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND ARE NOT TO BE CONSIDERED A CONTRACT. ANY CONTRACT, PERMITS, ZONING AND LAND DEVELOPMENT REQUIREMENTS AND ISSUES, THE FEASIBILITY WITH REGARD TO THE PROJECT, THE CLIENT'S ABILITY TO OBTAIN NECESSARY PERMITS, AND VERIFICATION OF SAME REQUIREMENTS AND REQUIREMENT OF JURISDICTIONAL APPROVALS, ARE THE RESPONSIBILITY OF THE CLIENT AND NOT ARCHITECTURE INC.

SITE DATA TABLE	
JURISDICTION	DIVAL COUNTY
SITE AREA	45,274 SF
EXISTING BUILDING AREA	2,578 SF - COMMERCIAL (MERCANTILE)
AREA OF WORK	2,578 SF - STORAGE
CURRENT ZONING	IND PLANNED UNIT DEVELOPMENT
PROPOSED LAND USE	COMMERCIAL / RESTAURANT (BAR)
FRONT SETBACK	N/A
SIDE SETBACK	N/A
REAR SETBACK	N/A
FRONT (N) / SIDE (E) / SIDE (W) / REAR (S) YARD BUFFER	5' / 5' / 5' LANDSCAPE BUFFER REAR (S) 10'
EXISTING CONCEPTUAL PAVEMENT (P) SPACES	EXISTING CONCEPTUAL PAVEMENT (P) SPACES 10
EXISTING CONCEPTUAL PAVEMENT (P) SPACES	EXISTING CONCEPTUAL PAVEMENT (P) SPACES 10
PROPOSED CONCEPTUAL PAVEMENT (P) SPACES	PROPOSED CONCEPTUAL PAVEMENT (P) SPACES 52
PARKING REQUIREMENTS	BAR & OUTDOOR SEATING ADDITION, 22 SEATS ONE OUTDOOR SEATING PER 2000 SF OF GROSS OUTDOOR SEATING) + 5 TOTAL REQUIRED
EXISTING STORAGE	(0) SPACE PER 2000 SF OF GROSS STORAGE SEATING) + 2 TOTAL REQUIRED
PROPOSED STORAGE	(2) SPACE PER 2000 SF OF GROSS STORAGE SEATING) + 2 TOTAL REQUIRED
PARKING PROVIDED	24 NEW PROPOSED PARKING
TOTAL SPACES	52 PARKING SPACES



SUNBEAM ROAD
 (A V A R I A B L E W I D T H P U B L I C R O A D R I G H T O F W A Y)
 ASPHALT ROADWAY SURFACE WITH CURB & GUTTER & SIDEWALK

HOOD ROAD
 (A V A R I A B L E W I D T H P U B L I C R O A D R I G H T O F W A Y)

TAX PARCEL NO. 140205-0010
 PROPERTY USE: 1100 - OFFICE (1-2 STORY)
 ZONING ASSESSMENT - COMMERCIAL OFFICE (CO)

50° 01' 30" W 146° 00' (DEED)
 58° 05' 56" W 300° 00' (DEED)

50° 01' 30" E 146° 00' (DEED)

TAX PARCEL NO. 140202-0000
 PROPERTY USE: 1642 SHOPPING CENTER
 ZONING ASSESSMENT: INDUSTRIAL LIGHT (IL)

50° 01' 30" W 123° 45' (DEED)

169° 56' 30" E 280° 05' (DEED)

ARCHITECTURAL SITE PLAN - NEW (OPTION I)

