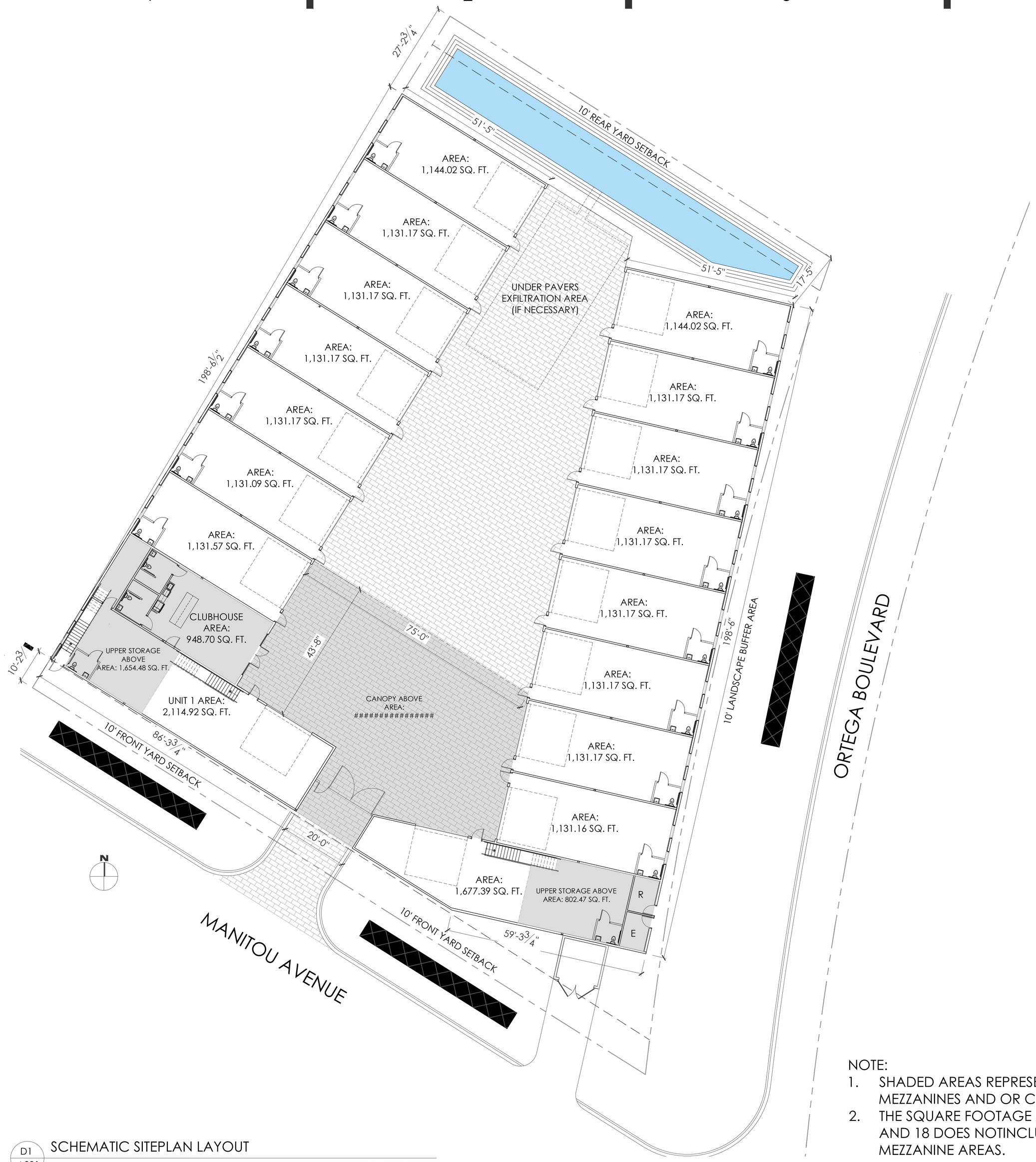
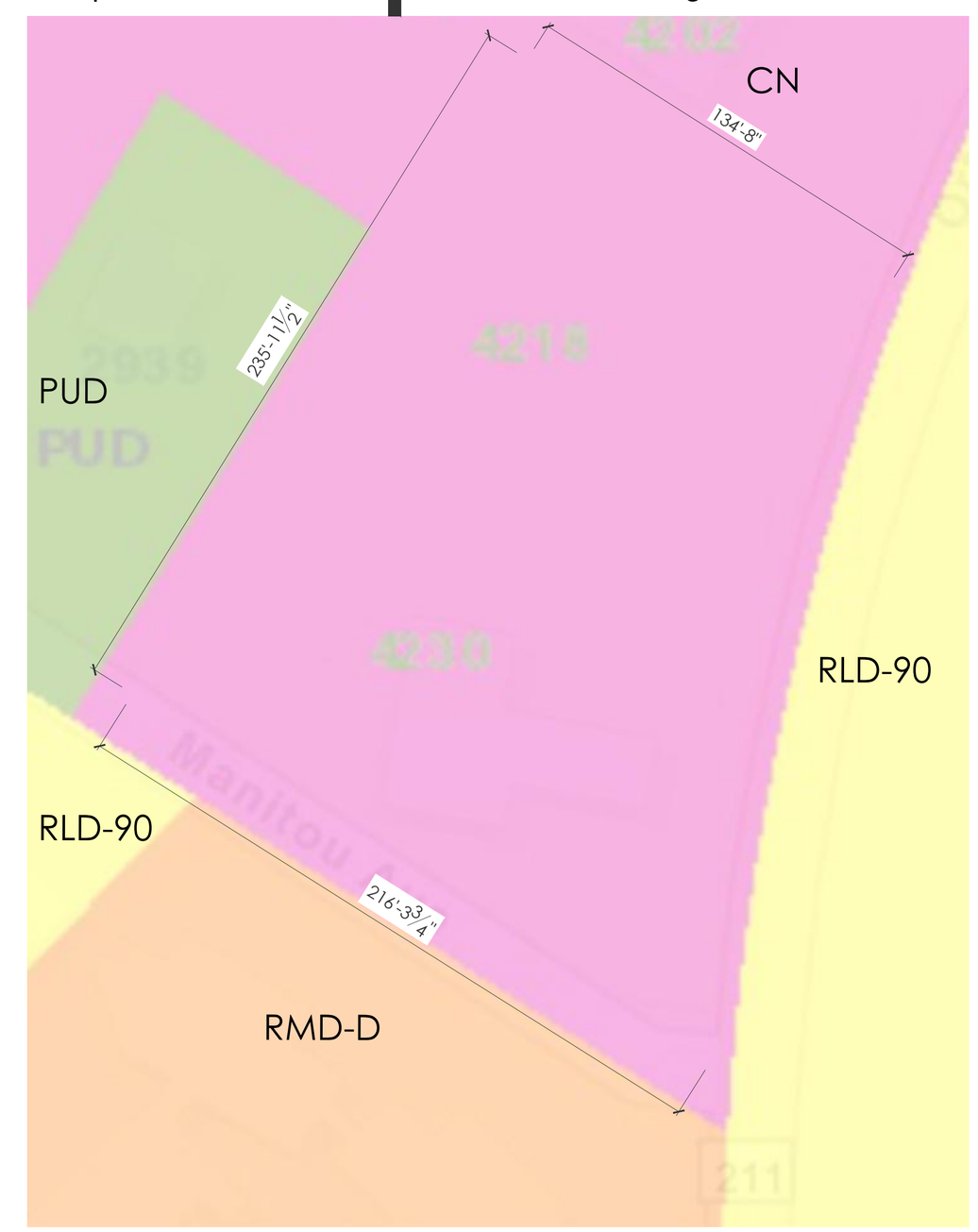


D1
A001

SCHEMATIC SITEPLAN LAYOUT

SCALE: 1/16" = 1'-0"



ZONING DISTRICT MAP

SCALE: NTS

NOTE:

1. SHADED AREAS REPRESENT STORAGE MEZZANINES AND OR CANOPY ABOVE.
2. THE SQUARE FOOTAGE AREA IN UNITS 1 AND 18 DOES NOTINCLUDE THE STORAGE MEZZANINE AREAS.

SITE DATA SUMMARY

Total Site Area:	0.90 ac (Measured from Perret Survey)	
Ex. Wetland Area:	0.0 ac	
Wetland Area to Remain	0.0 ac	
Wetland Buffer Area:	N/A	
Exist / Proposed Zoning:	CN / ??	
Exist / Proposed Land Use:	COMM. / COMM.	
Section, Township, Range:	3-40, 42-3S, 26E	

CN Zoning Requirements

	REQUIRED	PROPOSED
Minimum Lot Width:	75'	134'
Minimum Lot Area:	7,500 SQFT	40,223 SQFT
Impervious Surface Ratio:	85%	84%

Minimum Yard Requirements

Front Setback (for lot adjacent to residential district):	20'	10'
Side Setback:	None	None
Rear Setback:	10'	17'
Max Structure Height:	45'	25.5'

Parking Requirements for Commercial Use

21,922 sf Warehouse x 1 per 2,000 = 11 spaces required
900 sf Office x 1 per 300 = 3 spaces required
Spaces required = 14 ~ Spaces provided = 34

SUMMIT DESIGN STUDIO

IRVING ROCK REGALADO
ARCHITECT
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Pembroke Pines, FL 33024
Phone: 786.501.1677
www.summitcmgroup.com
FL License No.: 0013151

DESIGN DEVELOPMENT:

SCHEMATIC SITEPLAN FOR ORTEGA LUXURY GARAGES

LOCATION:
4218 & 4230 ORTEGA BLVD #1
JACKSONVILLE, FL 32210

DESIGNERS:
SUMMIT DESIGN STUDIO

REVISIONS

MARK	DATE	DESCRIPTION

PROJECT NO:

DRAWN BY:

CHK'D BY:

DATE:

SHEET TITLE

SCHEMATIC SITEPLAN LAYOUT

A001