

PROJECT NAME: MC MILLAN AVENUE APARTMENTS
PROJECT ADDRESS: 3691 MC MILLAN AVENUE JACKSONVILLE, FL 32208

PROJECT INFORMATION	
GENERAL	
Project Site Area (Ac)	5.38
City Development Number	10150.0000
Concurrence Application Number	INT-PROGRESS
Official Record Number (R# #)	00000000
Dual County Sales	91.38.69
Zoning Designation / FLU	RLD-60 / LDR
PUD Ordinance Number	N/A
FIRM - Community - Panel	12031C 0189 J
Base Flood Elevation (Shoal in Plans)	N/A
Vertical Datum Used for Project	NAVD 88
FEA Availability Number	2021-2451
SUBDIVISION	
FSO Number	N/A
Public or Private Roads	N/A
Subdivision ("911") Disk Provided?	N/A
NON-SUBDIVISION	
North American Industry Classification System (NAICS)	531.110
Impervious Area (Sq. Ft.)	93,546

PROJECT CONTACTS

OWNER	SURVEYOR
CHRISTIAN FOREST P L L C	ALL AMERICAN SURVEYORS
3741 SAN JOSE PLACE, SUITE 15	3741 SAN JOSE PLACE, SUITE 15
JACKSONVILLE, FL 32202	JACKSONVILLE, FL 32257
	(904) 279-0888
ENGINEER	
AVA ENGINEERS, INC.	
HENRY A. VORPE, P.E.	
4201 BAYMEADOWS RD, SUITE 3	
JACKSONVILLE, FL 32217	
(904) 790-3223	

7 TWO STORY APARTMENT BUILDINGS.

12 ONE BEDROOM UNITS	126
84 ONE BEDROOM UNITS	92
84 BLDG. TOTAL	
12 BEDROOMS / BLDG.	5
84 B.R. TOTAL	5
TOTAL BLDG PAD SF = 3474 SF	
TOTAL BLDG PAD SF = 3474 X 7 = 24,318 SF	

PARKING CALCULATIONS:

MULTI FAMILY PER SEC 656.604:	126
1.3 SPACES/ONE BEDROOM UNIT: 1,564-126	
PARKING SPACES PROVIDED:	92
ADA SPACES 105 131 /150 SPACES	
ADA SPACES REQUIRED:	5
ADA SPACES PROVIDED:	5
TOTAL PARKING SPACES PROVIDED:	92

BICYCLE:

MULTI FAMILY PER SEC 656.604:	126
1.3 SPACES/ONE BEDROOM UNIT: 1,564-126	
PARKING SPACES PROVIDED:	92
ADA SPACES 105 131 /150 SPACES	
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TOTAL PARKING SPACES PROVIDED:	92

NOTES

- FOR WORK UNDER THE CITY ROW AND FOOT ROW SEE 102401, 102402, 102413 & 102460.

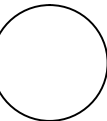
EXISTING WETLANDS = 0.95 AC
WETLAND IMPACTS = 0.00 AC
WETLAND REMAIN = 0.95 AC

UPLAND BUFFER AREA WITH 25' OFFSET = 14,652 SF
PROPOSED UPLAND BUFFER AREA WITH 25' OFFSET & 15' MIN ADJUSTMENT = 14,685 SF

AVA ENGINEERS, INC. Commercial / Residential / Marine
Florida Certificate No. 00008161
P.O. Box 202-2222 Jacksonville, FL 32202
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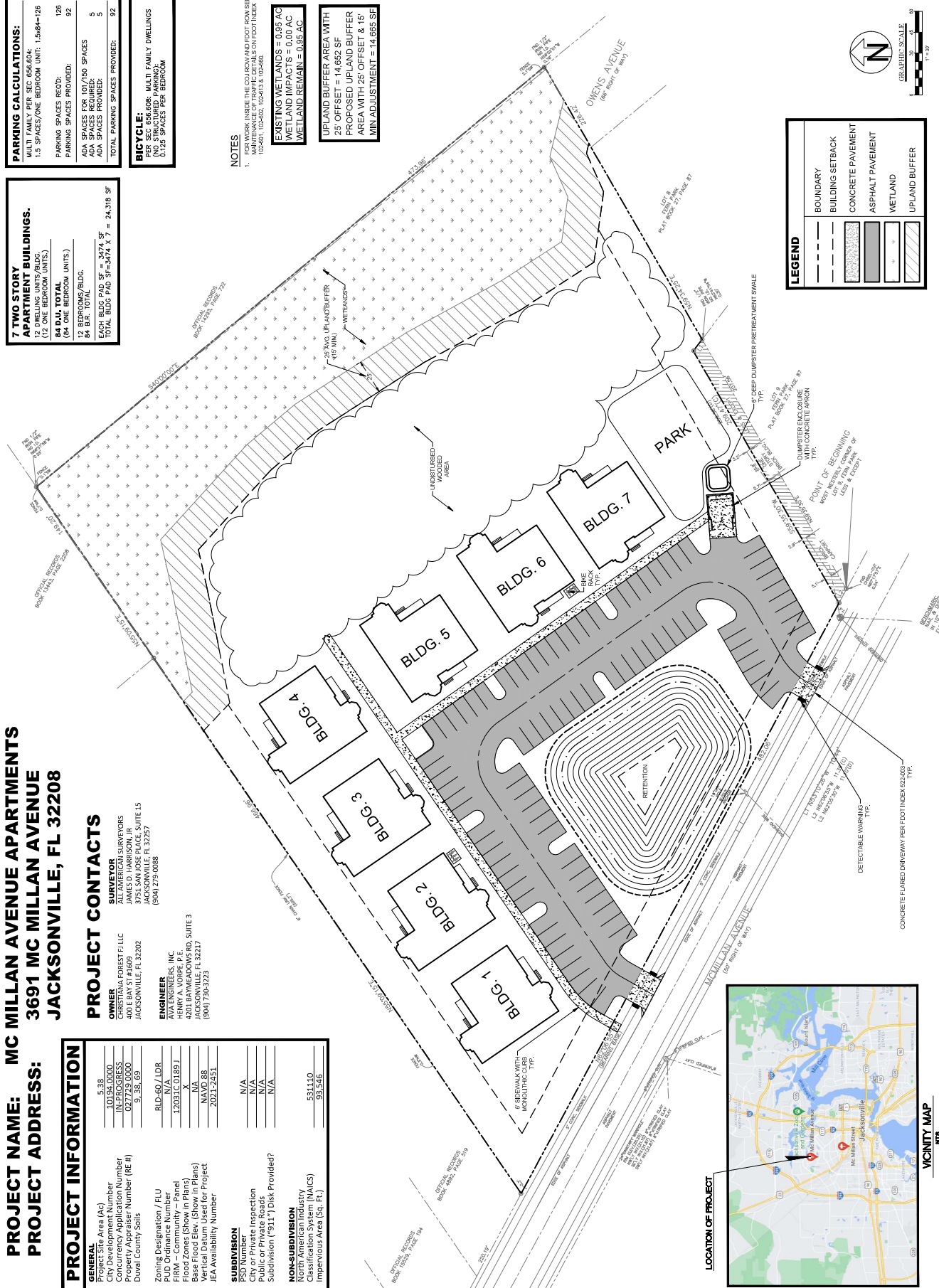


MASTER SITE PLAN
FLORIDA

MC MILLAN AVENUE
APARTMENTS

DUAL

Date: 7/8/2023
Designer: HAV
Job #: 21-023
Drawn: JES
Scale: 1" = 30'
Sheet: 6 of 15

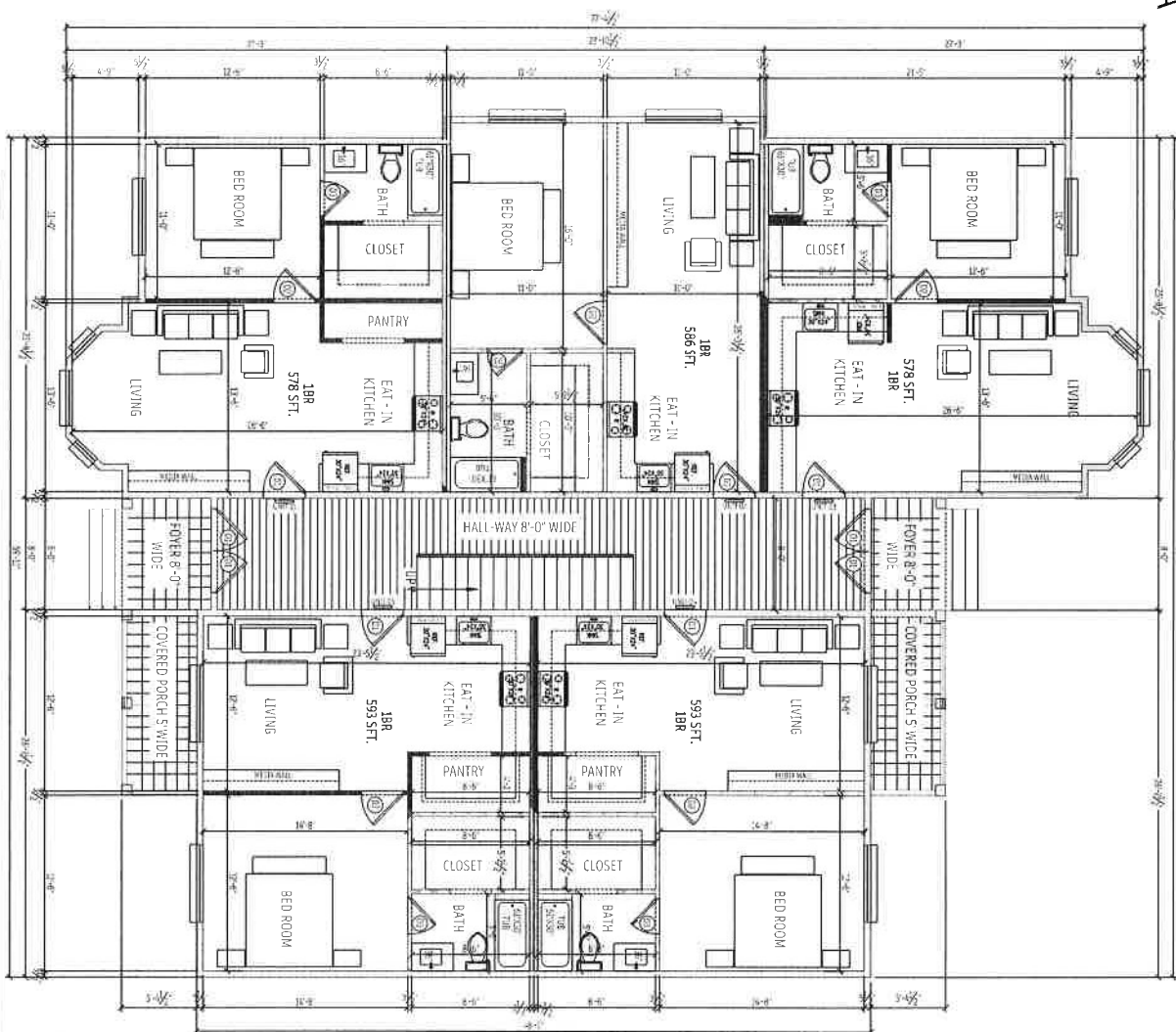




St. Johns River
COUNTY

WAYCROSS WARE COUNTY, GEORGIA PRELIMINARY APARTMENTS FLOOR PLANS

1ST FLOOR PLAN (APARTMENTS)
Scale: 1/4" = 1'-0"



LEGEND	
SY. NO.	DESCRIPTION
01	ARCHITECTURAL SHADING
02	EXTERIOR WALLS (1/2")
03	INTERIOR WALLS (1/2")
04	FLOOR SEPARATING WALL (1/2")

PER FLOOR
(5) 1BR UNITS (578 SFT. & 593 SFT.)
FIRST FLOOR PLANS 05-1BR GROSS AREA OF FF = 3,748 SQFT (INCLUDING PORCH & TERRACE)
2ND FLOOR PLANS 05-1BR GROSS AREA OF FF = 3,488 SQFT
TOTAL UNITS (10) 1BR UNITS PER BUILDING
TOTAL GROSS AREA OF ALL GROSS = 7,236 SQFT

DATE	REVISION	BY

SCALE: 1/4\"/>

PREPARED BY:
APARTMENTS DRAWINGS

APPLICANT / OWNER:
ADDRESS:
WAYCROSS WARE COUNTY, GEORGIA

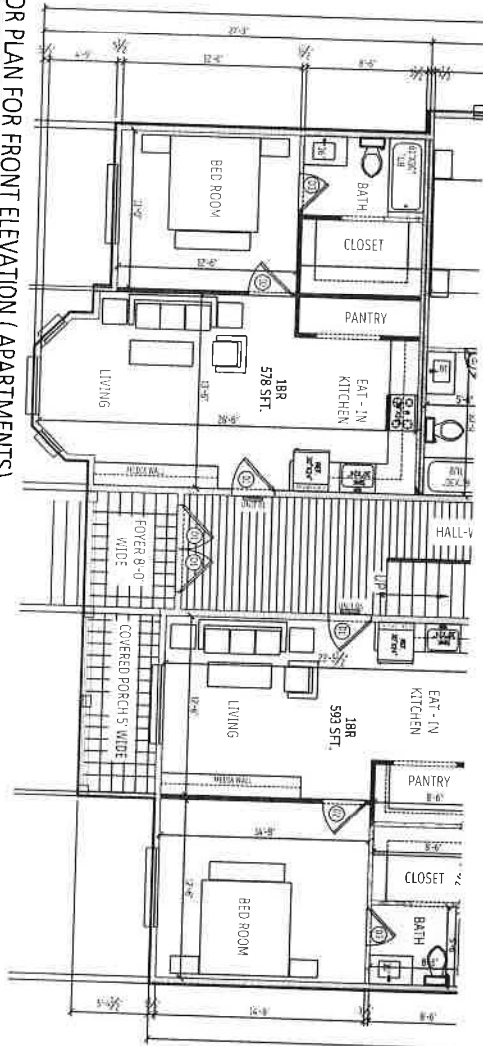
LOCATED IN THE CITY OF WAYCROSS
LAND LOT 202, 8TH LAND DISTRICT
CITY OF WAYCROSS WARE COUNTY, GEORGIA
APARTMENT BUILDING

DATE:
31-OCT-2024

SHEET NO.
01
OF 03 SHEETS (5)

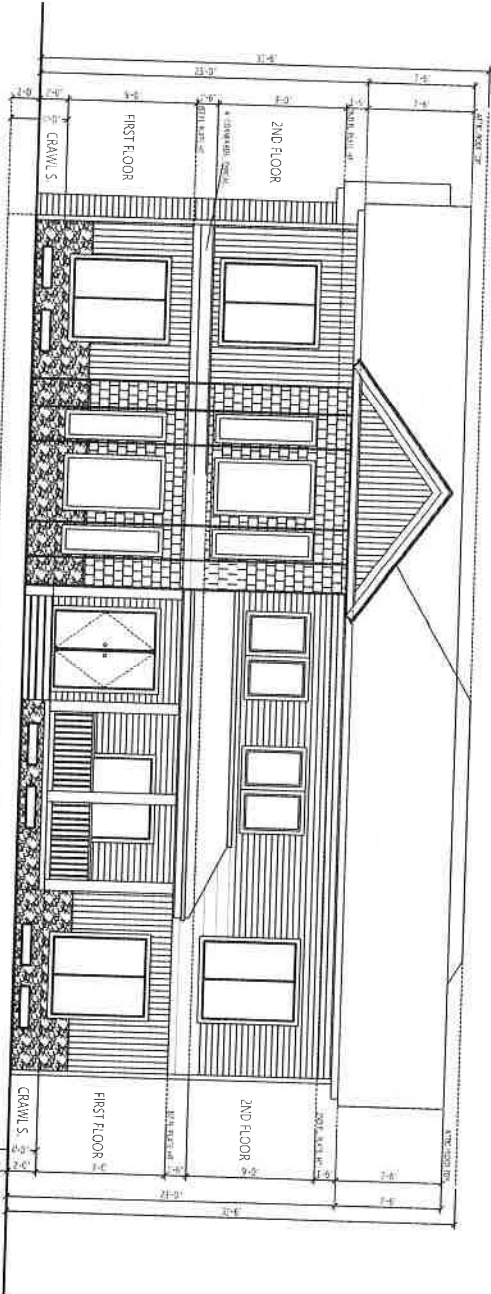
WAYCROSS WARE COUNTY, GEORGIA PRELIMINARY APARTMENTS FLOOR PLANS

PART FLOOR PLAN FOR FRONT ELEVATION (APARTMENTS).
Scale: 3/16" = 1'-0"



SY. NO.	LEGEND
01	ANCHORING
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100	ANCHORING

FRONT ELEVATION (APARTMENTS).
Scale: 1/4" = 1'-0"



PER 1.004
GROSS AREA: 1,718.50 SQ. FT. (1,718.50 SQ. FT. x 1.004 = 1,727.27 SQ. FT.)
NET FLOOR AREA: 1,718.50 SQ. FT. (1,718.50 SQ. FT. x 1.004 = 1,727.27 SQ. FT.)
TOTAL GROSS AREA: 3,437.00 SQ. FT. (3,437.00 SQ. FT. x 1.004 = 3,448.55 SQ. FT.)
TOTAL NET AREA: 3,437.00 SQ. FT. (3,437.00 SQ. FT. x 1.004 = 3,448.55 SQ. FT.)

NO.	REVISIONS
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

PREPARED BY:
APARTMENTS DRAWINGS

APPLICANT / OWNER:
ADDRESS:
WAYCROSS WARE COUNTY, GEORGIA

LOCATED IN THE CITY OF WAYCROSS
LAND LOT 202 8TH DISTRICT
CITY OF WAYCROSS WARE COUNTY, GEORGIA
APARTMENT BUILDING

DATE:
31-OCT-2024

SHEET NO.
03
OF 03 SHEETS (S)

45



PER FLOOR:
(5) 184 UNITS, (5) 9,586 SF (593,859) SQFT
FIRST FLOOR PLANS: 25,183 GROSS AREA OF FF = 3,742 SQFT INCLUDING PORCH & TERRACE
2ND FLOOR PLANS: 25,183 GROSS AREA OF FF = 3,688 SQFT
TOTAL UNITS: 110,184 UNITS PER BUILDING
TOTAL GROSS AREA OF ALL FLOORS = 7,236 SQFT

2ND FLOOR PLAN (APARTMENTS)
Scale: 1/4" = 1.0"

[illegible]

DOI NO.: 000-0000
SZCZET.: 62 8-0709
DATUM: 007.2014
STANOWISKO: 28. Artykuł 147 KONWENCJI W OJD/LA/1953
TŁUMACZENIE: z języka polskiego na angielski



PREPARED BY:	
DESCRIPTION:	APARTMENTS DRAWINGS

APPLICANT / OWNER
ADDRESS
WAYCROSS WARE COUNTY, GEORGIA

LOCATED IN THE CITY OF WAYCROSS
LAND LOT 202, 8TH LAND DISTRICT
CITY OF WAYCROSS WARE COUNTY, GEORGIA
APARTMENT BUILDING

DATE
31-OCT-2024

SHEET NO.
02
OF 03 Sheets (s)