



**Alternate Site Plan  
ROOST PUD**

Prepared by Fred Roe PA  
8/25/2023

0' 10' 20'  
Scale

BLDG 1  
6588 SF

BLDG 2  
7128 SF

BLDG 3  
3000 SF  
GROSS FLOOR  
AREA

FITNESS  
CENTER  
EXPANSION  
2,000 SF

Total On-street Parking - 16 spaces  
Total Off-street Parking - 36 spaces

③ No. of Parking Spaces  
C Compact Car Space

11' Travel Lane

Low Point of Street e Old  
Curb Line

Stop Islands @ Old Curb  
Line to Allow for  
Street Demolition

Overhead Power Line  
KNEEWAVE PER RIVERSIDE  
AVONDALE OVERLAY DISTRICT  
REQ. REMAINS (APP.)

Exist. Live  
Oak to Remain