

SITE DATA TABLE	
JURISDICTION	DIVAL COUNTY
SITE AREA	43,571 SF
EXISTING BUILDING AREA	9,510 SF
AREA OF WORK	2,540 SF - COMMERCIAL (MERCANTILE)
CURRENT ZONING	1632 SF - STORAGE
PRIMARY LAND USE	PUD (PLANNED UNIT DEVELOPMENT)
PROPOSED USE	1000 COMMERCIAL
FRONT SETBACK	MERCANTILE / RESTAURANT (BAR)
SIDE SETBACK	N/A
REAR SETBACK	N/A
FRONT (N) / SIDE (E) / SIDE (W) / REAR (S) YARD BUFFER	SIDE (E) = 5' LANDSCAPE BUFFER, REAR (S) 10' LANDSCAPE BUFFER
PARKING REQUIREMENTS	EXISTING COMMERCIAL (MERCANTILE) = (3) SPACES FOR EACH 1,000 SF OF GROSS FLOOR AREA = (4,356 / 1,000) (3) = 13 TOTAL REQUIRED EXISTING COMMERCIAL (MERCANTILE) = (3) SPACES FOR EACH 1,000 SF OF GROSS FLOOR AREA = (2,540 / 1,000) (3) = 8 TOTAL REQUIRED BAR & OUTDOOR SEATING ADDITION = 22 SEATS, ONE SPACE FOR EACH (4) PATRON SEATS, INCLUDING INDOOR & OUTDOOR SEATING) = 5 TOTAL REQUIRED EXISTING STORAGE = (1) SPACE PER 2,000 SF OF GROSS FLOOR AREA = (1,632 / 2,000) (1) = 2 TOTAL REQUIRED TOTAL REQUIRED = 28 SPACES 28 EXISTING SPACES (INCL. 3 ADA) PARKING PROVIDED 25 NEW PROPOSED PARKING TOTAL SPACES = 53 PARKING SPACES

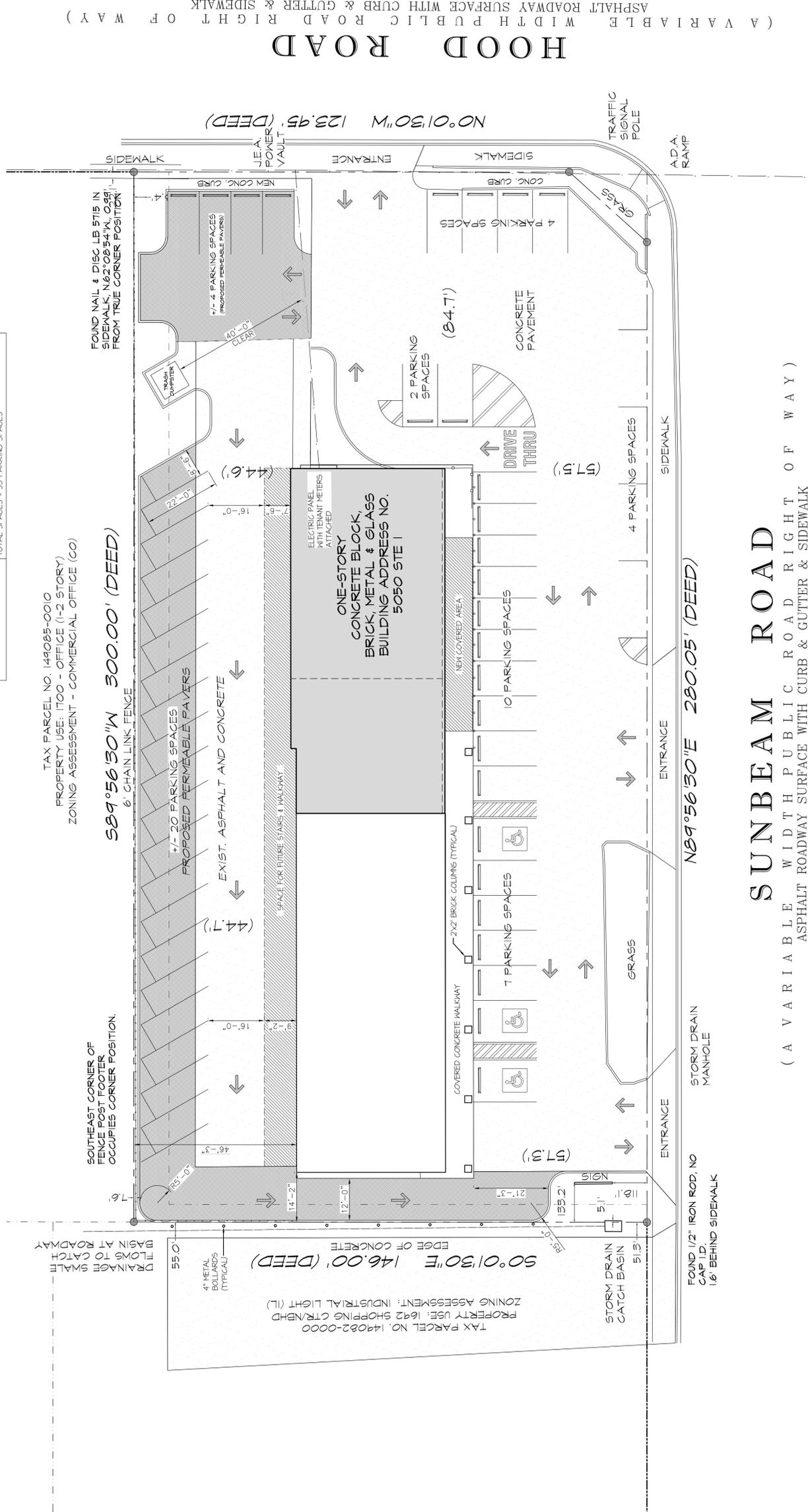
NOTES:

- THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY OWNER COPIED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS AND ISSUES. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE, AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF SAME REQUIREMENTS AND PROGRESS OF JURISDICTIONAL APPROVALS.
- THE CONCEPT PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED TO JAA ARCHITECTURE AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON AVAILABILITY OF ADDITIONAL INFORMATION.

LEGAL DESCRIPTION	
RE:	141085-0020
LOT	
SUB-DIVISION	00000 SECTION LAND
PROPERTY ADDRESS	5050 SUNBEAM ROAD JACKSONVILLE, FL 32257

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SITE PLAN
BOTTLE N' BREW
 5050 SUNBEAM ROAD STE 1,
 JACKSONVILLE, FL 32257



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



1 ARCHITECTURAL SITE PLAN - NEW (OPTION 1)
 A002 3/23' = 1"=0'



DATE: 8.27.2024
 PRJCT #: 24-0003.00
 SHEET

A002

SCHEMATIC

August 27, 2024