

SITE DETAILS:

TOTAL AREA OF SITE- 53,540 SF

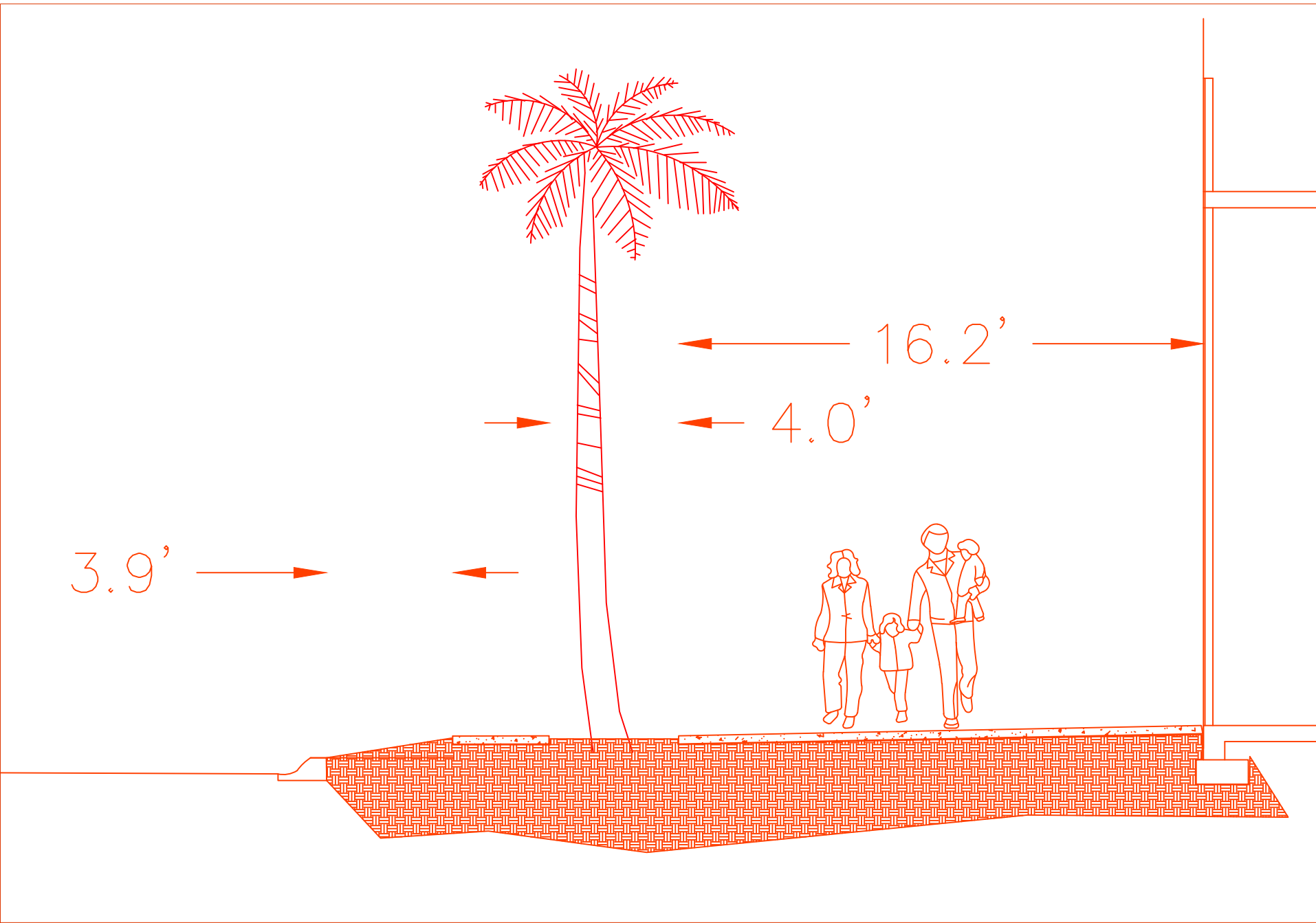
USABLE SPACE:

1ST FLOOR
ENCLOSED RESTAURANT 3461SF
1479 sf Seating area
40 Lf Bar area
RETAIL-BUSINESS 8064 SF
MECH-SERVICE-ELEV 1,726 SF

2ND FLOOR
OPEN AIR RESTAURANT/BAR 3,220 SF
Seating area 2135
PARKING-38 SPACES
MECH-SERVICE-ELEV 1058 SF

3ND FLOOR
APARTMENTS 19 UNITS 18,932 SF
OPEN HALLWAYS 4967 SF
MECH-SERVICE-ELEV 2608 SF

4RD FLOOR
RESTAURANT LOFT 500 SF
APARTMENTS 19 UNITS 18,932 SF
OPEN HALLWAYS 4967 SF
MECH-SERVICE-ELEV 2608 SF



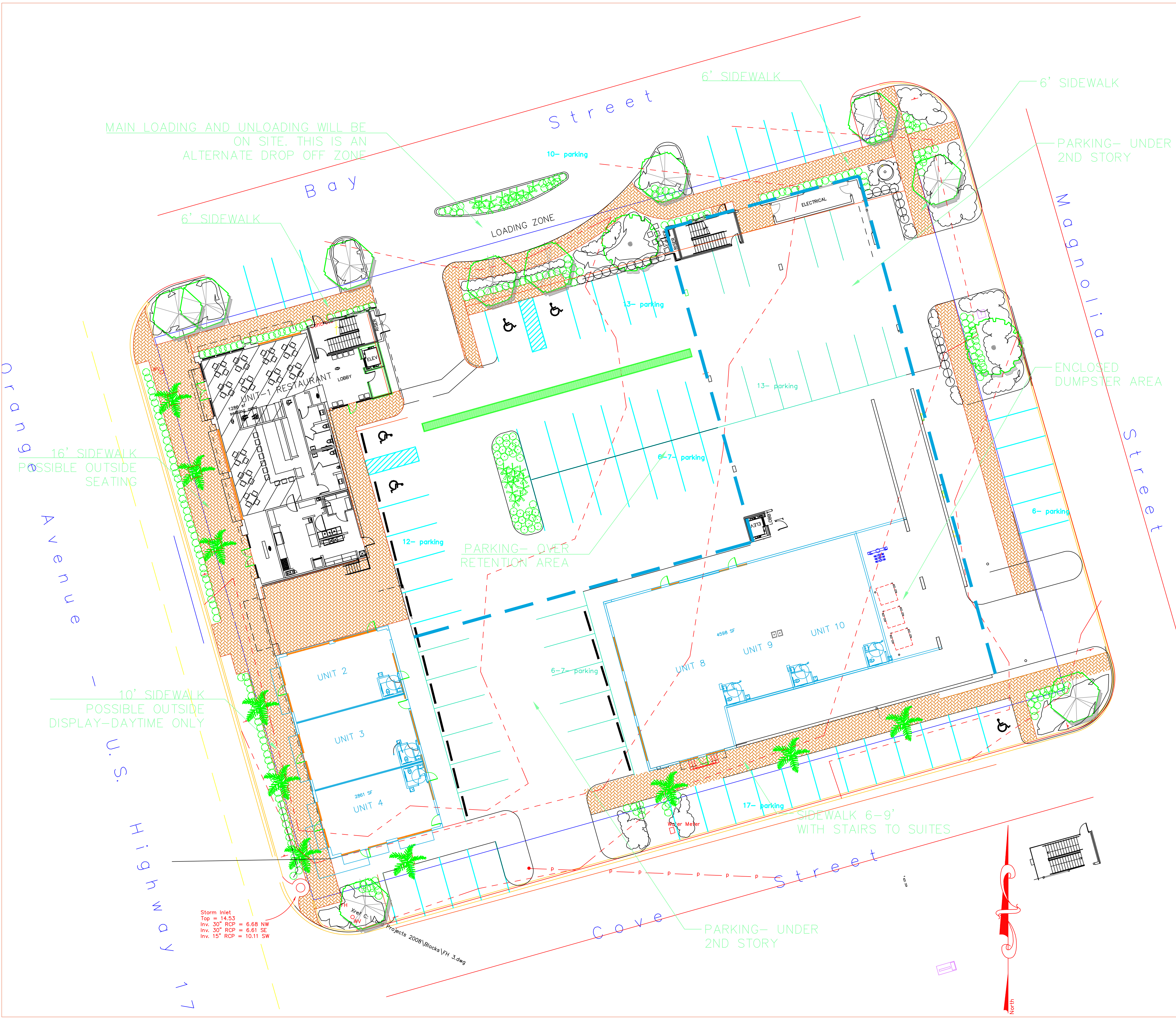
SECTION OF WALK ON US 17

PARKING REQUIREMENTS:

38 APARTMENTS
12 Efficient--1 per -12 spaces
14 1-bedroom-1.5 per -21 spaces
12 2- bedroom- 2per -24 spaces
8064 sf Commercial- 4per 1,000 32.256 spaces
Restaurant 1 per 65 seating 3614 sf/65 55.6

Total required 145 spaces- 116 spaces provided

PRELUDE -4 STORY
MULTI STORY- GREEN COVE SPRINGS
CYPRESS MANAGEMENT AND DESIGN
P.O. BOX 8880, FLEMING ISLAND FL. 32006
REV. 7-28-2021



LIGHTING:
LIGHT POLES SHOWN SITE LIGHTING WILL MEET
LAND USE- SEC 113.160

FAR
28,276 BUILDING COVERAGE
53,540 SITE
1.89 FAR