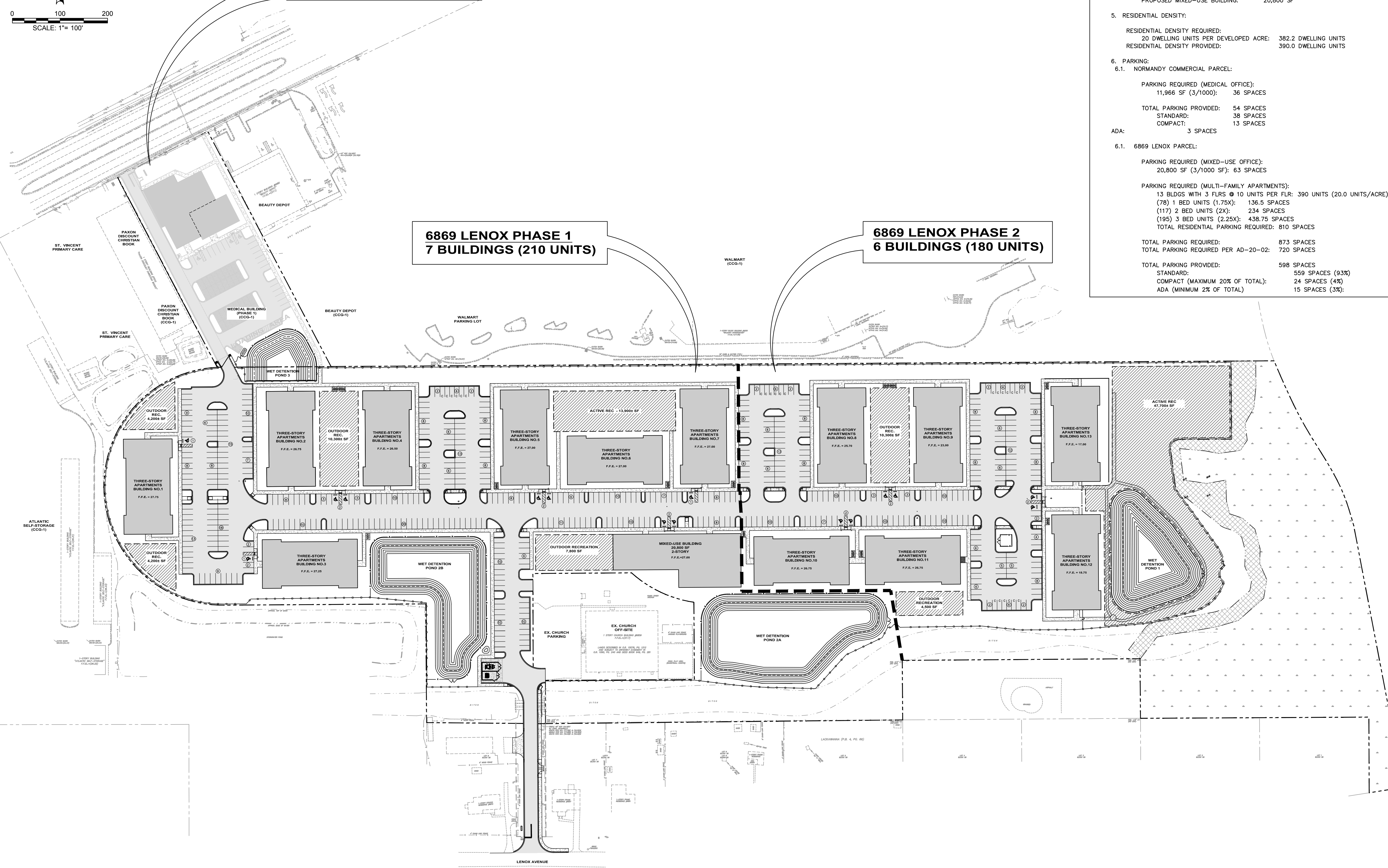


**NORMANDY COMMERCIAL**

**6869 LENOX PHASE 1  
7 BUILDINGS (210 UNITS)**

**6869 LENOX PHASE 2  
6 BUILDINGS (180 UNITS)**



**PROJECT SITE DATA**

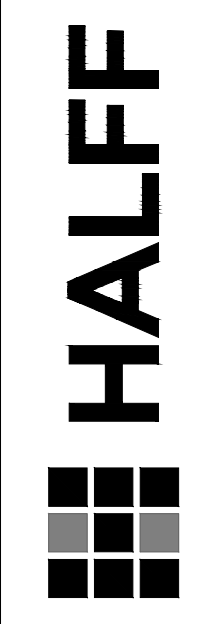
1. PROJECT NAME: NORMANDY MULTI-USE DEVELOPMENT (PHASE 2)
2. PROJECT ADDRESS: 6869 LENOX AVENUE
3. DEVELOPABLE AREA: 19.5 ACRES
4. PROPOSED BUILDINGS
  - 4.1. NORMANDY COMMERCIAL PARCEL:
    - PROPOSED MEDICAL OFFICE: 11,966 SF
  - 4.2. LENOX MIXED-USE PARCEL:
    - PROPOSED MULTI-FAMILY RESIDENCES: 390 UNITS
    - PROPOSED MIXED-USE BUILDING: 20,800 SF
5. RESIDENTIAL DENSITY:
  - RESIDENTIAL DENSITY REQUIRED: 20 DWELLING UNITS PER DEVELOPED ACRE: 382.2 DWELLING UNITS
  - RESIDENTIAL DENSITY PROVIDED: 390.0 DWELLING UNITS
6. PARKING:
  - 6.1. NORMANDY COMMERCIAL PARCEL:
    - PARKING REQUIRED (MEDICAL OFFICE):
      - 11,966 SF (3/1000): 36 SPACES
    - TOTAL PARKING PROVIDED: 54 SPACES
    - STANDARD: 38 SPACES
    - COMPACT: 13 SPACES
    - ADA: 3 SPACES
  - 6.1. 6869 LENOX PARCEL:
    - PARKING REQUIRED (MIXED-USE OFFICE):
      - 20,800 SF (3/1000 SF): 63 SPACES
    - PARKING REQUIRED (MULTI-FAMILY APARTMENTS):
      - 13 BLDGS WITH 3 FLRS @ 10 UNITS PER FLR: 390 UNITS (20.0 UNITS/ACRE)
      - (78) 1 BED UNITS (1.75X): 136.5 SPACES
      - (117) 2 BED UNITS (2X): 234 SPACES
      - (195) 3 BED UNITS (2.25X): 438.75 SPACES
      - TOTAL RESIDENTIAL PARKING REQUIRED: 810 SPACES
    - TOTAL PARKING REQUIRED: 873 SPACES
    - TOTAL PARKING REQUIRED PER AD-20-02: 720 SPACES
    - TOTAL PARKING PROVIDED: 598 SPACES
    - STANDARD: 559 SPACES (93%)
    - COMPACT (MAXIMUM 20% OF TOTAL): 24 SPACES (4%)
    - ADA (MINIMUM 2% OF TOTAL): 15 SPACES (3%)

Project Name  
**6869 LENOX  
(NORMANDY MIXED-USE PHASE 2)**

JACKSONVILLE, FL 32205

Prepared For

**ROANOKE VINTON RADIO, INC.**



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Revision No.	Date	Description

Seal

License Number

Project No.:	8682-005
Issued:	JULY 8, 2020
Drawn By:	CBS
Checked By:	JL
Scale:	1" = 80'
Sheet Title	<b>MASTER DEVELOPMENT PLAN</b>
Sheet Number	<b>EXHIBIT</b>