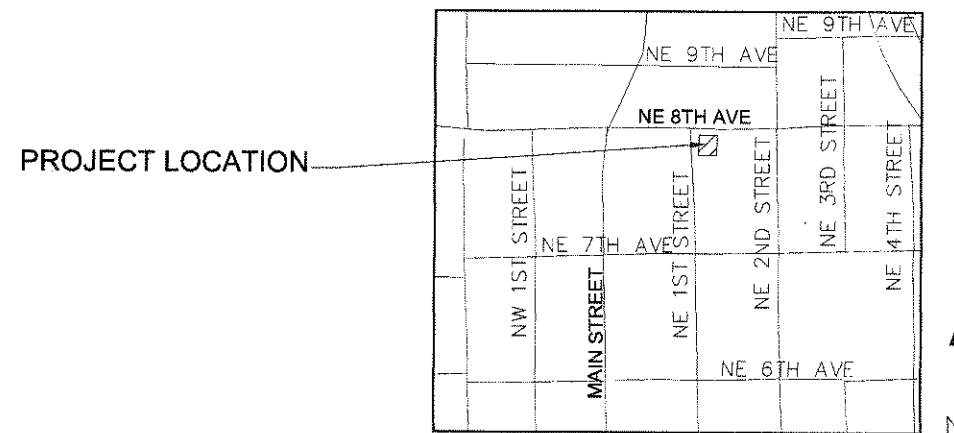


# PD ZONING SUBMITTAL FOR THE FAT TUSCAN CAFE

PETITION NO. 112 PDV-07PB



LOCATION MAP  
N.T.S.

SHEET INDEX THE FAT TUSCAN CAFE	
SHEET NO.	SHEET TITLE
PD - 1	COVER SHEET
PD - 2	EXISTING CONDITIONS MAP
PD - 3	PD LAYOUT PLAN MAP
PD - 4	BUILDING 1ST FLOOR, CAFE LAYOUT
PD - 5	BUILDING EAST ELEVATION
PD - 6	BUILDING ELEVATIONS

Exhibit "C"  
Ord. #0-08-05; Leg. #070819

### STANDARD ABBREVIATIONS

ACPM = ALACHUA COUNTY PUBLIC WORKS DEPARTMENT  
 SURVWD = ST. JOHNS RIVER WATER MANAGEMENT DISTRICT  
 ADJ = ADJACENT  
 ASPH = ASPHALT  
 BC = BACK OF CURB  
 BB EL = BASIN BOTTOM ELEVATION  
 BT EL = BASIN TOP ELEVATION  
 BLDG = BUILDING  
 C&G = CURB AND GUTTER  
 CI = CAST IRON  
 CL = CENTERLINE  
 CL FENCE = CHAINLINK FENCE  
 CMU = CONCRETE MASONRY UNIT  
 CO = CLEAN OUT  
 CONC = CONCRETE  
 CPE = CORRUGATED POLYETHYLENE PIPE  
 CT = CURVE ONE  
 DBI = DITCH BOTTOM INLET  
 DA = DIAMETER  
 DI = DUCTILE IRON  
 DIP = DUCTILE IRON PIPE  
 E = EAST  
 EL = ELEVATION  
 ELEC = ELECTRIC  
 EP = EDGE OF PAVEMENT  
 EX = EXISTING  
 FF EL = FINISH FLOOR ELEVATION  
 FG = FINISH GRADE  
 FI = FIRE HYDRANT  
 FL = FIRE LINE  
 FL = FLOW LINE  
 FL SAW = FLUSH SIDEWALK  
 FM = FORGE MAN  
 FP = FLOOD PLAN  
 FR = FIRE PROTECTION LINE  
 FT = FOOT  
 FUT = FUTURE  
 GALV = GALVANIZED  
 GRU = GAINESVILLE REGIONAL UTILITIES  
 GV = GATE VALVE  
 HC = HANDICAP  
 HR = HOUR  
 IM EL = INVERT ELEVATION  
 L = LINEAL FEET  
 L1 = LINE ONE  
 MAINT = MAINTENANCE  
 MAX = MAXIMUM  
 MES = METERED END SECTION  
 MEP = MECHANICAL, ELECTRICAL & PLUMBING  
 MH = MANHOLE  
 MH = MANHOLE  
 N = NORTH  
 NE = NORTH EAST  
 NG = NATURAL GRADE  
 NO = NUMBER  
 NW = NORTH WEST  
 OC = ON CENTER  
 PCPE = SMOOTH INTERIOR PERFORATED CORRUGATED POLYETHYLENE PIPE  
 PE = PRIMARY ELECTRICAL  
 PH = PHONE  
 PL = PRIORITY LINE  
 PRL = PRIMARY  
 PS = POUNDS PER SQUARE INCH  
 PT = PRESSURE TREATED  
 PVC = POLYVINYL CHLORIDE PIPE  
 PVMT = PAVEMENT  
 RCP = REINFORCED CONCRETE PIPE  
 RPP = REVERSE PRESSURE BACKFLOW PREVENTER  
 RW = RIGHT OF WAY  
 R1 = RADIUS ONE FOOT  
 S = SOUTH  
 SE = SOUTH EAST  
 SE = SECONDARY ELECTRICAL  
 SF = SQUARE FEET  
 SI = SURFACE INLET  
 SLP = SLOPE  
 SPA = SPACE  
 SS = SANITARY SEWER  
 SS CO = SANITARY SEWER CLEANOUT  
 ST = STORM SEWER  
 STA = STATION  
 SU SAW = STEP UP SIDEWALK  
 SW = SOUTH WEST  
 SWK = SIDEWALK  
 TV = TELEVISION  
 TX = TRANSFORMER  
 TYP = TYPICAL  
 TW = TOP OF WALL  
 W = WEST  
 WM = WATER MAIN  
 YR = YEAR

### LEGEND

- PROPOSED CONC PAVEMENT/SIDEWALK
- PROPOSED DROP CURBS
- PROPOSED BRICK PAVERS
- PROPOSED FINISH ELEVATION CONTOUR
- PROPOSED FINISH SPOT ELEVATION
- PROPOSED DIRECTIONAL FLOW ARROW
- PROPOSED DRAINAGE AREA DIVIDE
- PROPOSED TYPE II SILT FENCE PER FOOT INDEX NO. 102
- PROPOSED SAWCUT LINE
- PROPOSED TREE BARRICADE FENCE
- PROPOSED CENTERLINE
- PROPOSED STORM SEWER LINE
- PROPOSED FIRE LINE
- PROPOSED PRIMARY ELECTRIC SERVICE CONDUIT
- PROPOSED SECONDARY ELECTRIC SERVICE CONDUIT
- PROPOSED CATV SERVICE
- PROPOSED TELEPHONE/DATA SERVICE
- PROPOSED SANITARY SEWER
- PROPOSED DRAINAGE SWALE
- PROPOSED FENCING
- EXISTING ASPHALT OR CONCRETE PAVEMENT TO BE REMOVED
- RIGHT-OF-WAY
- EXISTING STORM SEWER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING GAS SERVICE LINE
- EXISTING TELEPHONE LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING WATER MAIN
- EXISTING CONTOUR LINE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- TEMPORARY BENCH MARK
- SOIL BORING LOCATION
- EXISTING SPOT ELEVATION

309 SE 7<sup>th</sup> Street, Gainesville, Florida 32601  
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**JMJ**  
 JMJ CONSULTANT ENGINEER, LLC

DATE: 08/08/2007
REV: 10/10/2007
10/29/2007
12/10/2007
02/08/2008
04/29/2008

DRAWN BY: JMJ
CHECKED BY: JMJ
FILE: 2004.08

THE FAT TUSCAN CAFE  
 725 NE 1ST STREET  
 GAINESVILLE, FLORIDA

SHEET  
 PD-1

RECEIVED  
 APR 29 2008  
 PLANNING  
 DIVISION

112PDV-07PB

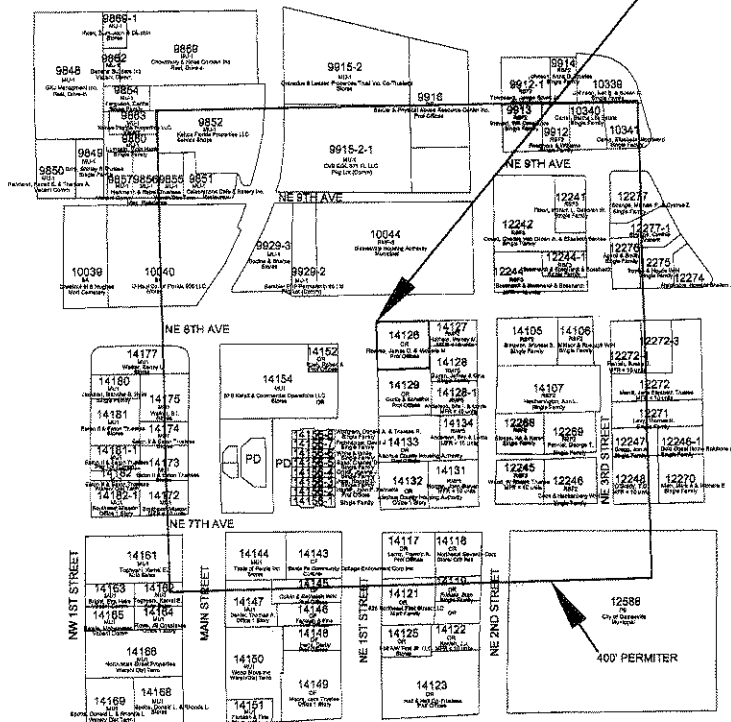
JOE MONTALTO, JR., P.E.  
 PROJECT ENGINEER  
 FL. REG. NO. 34315  
 CERT. OF AUTH. # 00009907

**LEGAL DESCRIPTION:**

THE NORTH 100 FEET OF THE WEST 106 FEET OF BLOCK 6, BRUSH'S ADDITION TO GAINESVILLE, A SUBDIVISION AS PER PLAT THEREOF, RECORDED IN DEED BOOK "O", PAGE 218 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

**SITE DATA FOR EXISTING LOT:**

- OWNER:** JAMES AND MICHELE REEVES  
305 NE 5TH STREET, GAINESVILLE, FL 32601  
PHONE (352)371-3205
- AGENT:** JOE MONTALTO, JR., P.E., JMJ CONSULTING ENGINEERING, LLC.  
PHONE (352) 494-6225
- CURRENT ZONING DATA:**  
CURRENT ZONING: OR - HISTORIC DISTRICT OVERLAY-TRADITIONAL CITY DENSITY: 20 UNITS/ACRE  
SETBACKS:  
FRONT - 10 FEET  
SIDE STREET - 0 FEET  
SIDE INTERIOR - 0 FEET  
REAR - 0 FEET  
MINIMUM LOT WIDTH:  
INTERIOR - 60 FEET  
CORNER - 70 FEET  
MINIMUM LOT DEPTH: 80 FEET  
MINIMUM LOT AREA: 6000 SF  
MAXIMUM BUILDING HEIGHT: 35 FEET
- EXISTING DATA:**  
BUILT IN 1908/ RENOVATED 2007  
A. OCCUPANCY CLASS:  
BUSINESS/ MERCANTILE  
MULTIPLE OCCUPANTS  
B. TYPE OF CONSTRUCTION:  
TYPE V8  
C. TOTAL BUILDING AREA:  
3121 SQ FT (INTERIORS, PLUS PORCHES)  
D. HEIGHT/STORIES:  
3.5, TWO-STORY  
CURRENT DENSITY: 20 UNITS/ACRE  
CURRENT SET BACKS:  
FRONT - 8 FEET  
SIDE STREET - 45 FEET  
SIDE INTERIOR - 4 FEET  
REAR - 25 FEET  
CURRENT LOT WIDTH: 100.08 FEET  
CURRENT LOT DEPTH: 108.01 FEET  
CURRENT LOT AREA: 10,800 SF = 100%  
CURRENT BUILDING HEIGHT: 35 FEET  
EXISTING STRUCTURE DATA:  
LIVING SPACE/STRUCTURE:  
2638 SF A/C SPACE  
3121 SF W/ PORCH  
TOTAL IMPERVIOUS AREA: 7,193 SF = 67.9%  
OPEN SPACE = 3,407 = 32.1%
- CURRENT LAND USE:** OFFICE



\* EXCEPT AS NOTED, ALL STRUCTURES WITHIN THE 400 FOOT PERIMETER ARE CURRENTLY RESIDENTIAL

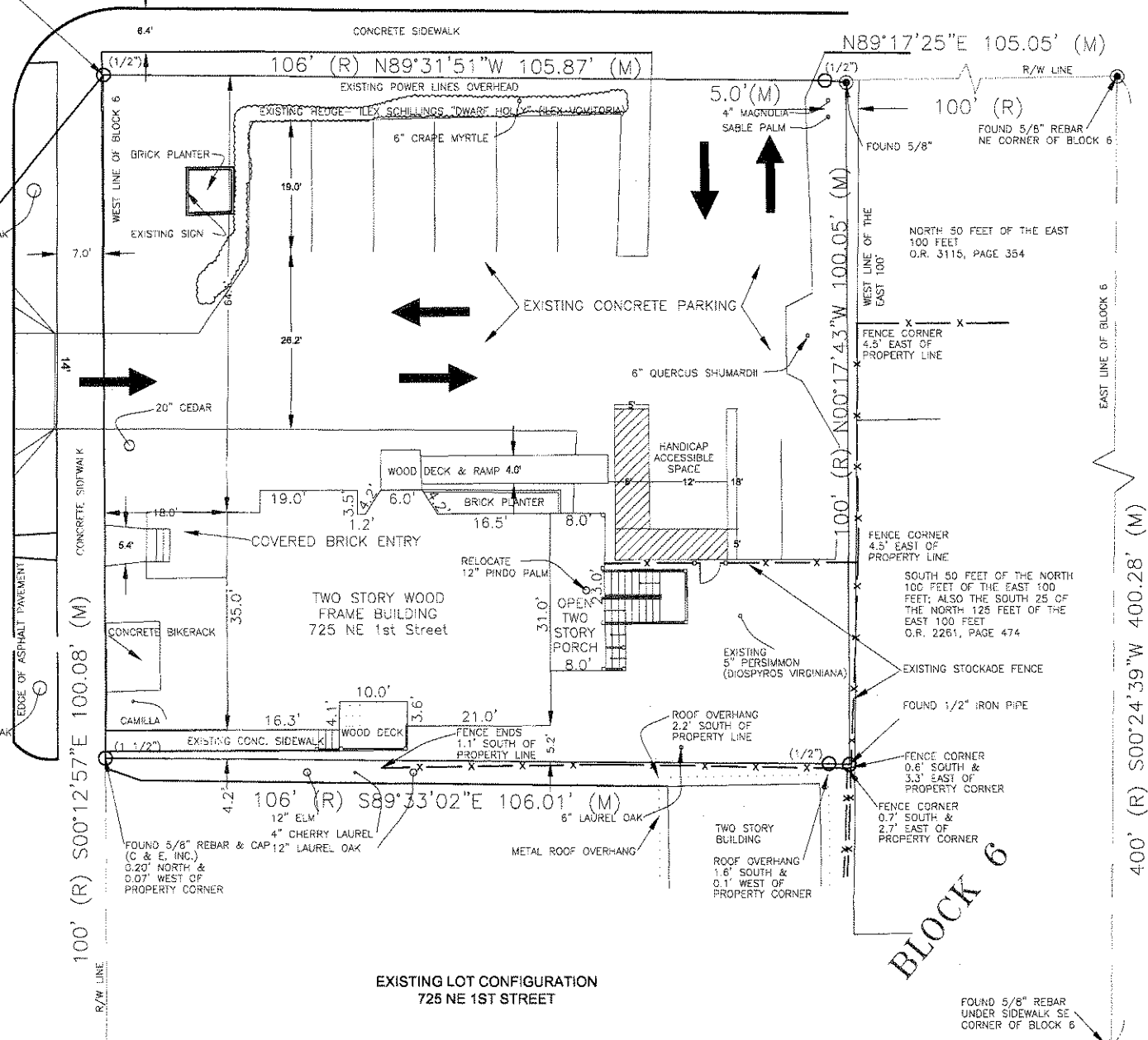
9886-9-9 DENOTES TAX PARCEL IDENTIFICATION

RSP2	SINGLE-FAMILY RESIDENTIAL (3.5 DU/ACRE)
RSP3	SINGLE-FAMILY RESIDENTIAL (4.5 DU/ACRE)
RMF-8	MULTIPLE-FAMILY MEDIUM DENSITY RESIDENTIAL (8-30 DU/ACRE)
OR	OFFICE RESIDENTIAL (UP TO 20 DU/ACRE)
OF	GENERAL OFFICE
PD	PLANNED DEVELOPMENT
PS	PUBLIC SERVICES AND OPERATIONS
BA	AUTOMOTIVE-ORIENTED BUSINESS
MU1	MIXED USE LOW INTENSITY (8-30 DU/ACRE)

NORTHWEST CORNER OF BLOCK 6

NORTHEAST 8TH AVENUE (40' R/W PER PLAT)

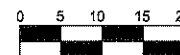
NORTHEAST 1ST STREET (90' R/W PER PLAT)



EXISTING LOT CONFIGURATION  
725 NE 1ST STREET

BLOCK 6

SCALE: 1" = 10'



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DATE:	06/08/2007
REV:	10/10/2007
CHECKED BY:	JMJ
FILE:	2004.09
DATE:	10/29/2007
CHECKED BY:	JMJ
FILE:	02/08/2008
DATE:	12/10/2007
CHECKED BY:	JMJ
FILE:	04/29/2008

EXISTING CONDITIONS MAP

THE FAT TUSCAN CAFE  
725 NE 1ST STREET  
GAINESVILLE, FLORIDA

**SHEET**  
PD-2

NORTHEAST 8TH AVENUE (40' R/W PER PLAT)

PETITION NUMBER: 112 PDV-07PB

PROPOSED PD SITE DATA:

- PROPOSED LAND USE:** OFFICE/RESIDENTIAL/EATING ESTABLISHMENT
- PROPOSED VEHICLE, BICYCLE AND PEDESTRIAN CIRCULATION:** SIDEWALKS ALREADY EXIST AROUND THE PERIMETER OF THE PROPOSED DEVELOPMENT. A PARKING LOT EXISTS WITH 9 SPACES INCLUDING 1 ACCESSIBLE SPACE, 6 BIKE PARKING SPACES.
- PROPOSED USE OF THE STRUCTURES:** THE EXISTING STRUCTURE WILL BE USED AS A PROFESSIONAL OFFICE, CAFE, OUTDOOR CAFE.
- OPEN SPACE:** THE PROPOSED OPEN SPACE WILL BE THE AREA AROUND THE EXISTING STRUCTURES THAT CURRENTLY SERVES AS FRONT, SIDE AND REAR/ PLAZA YARD AREAS.
- PUBLIC SPACES:** OUTDOOR CAFE
- ARCHITECTURAL THEME OF PROPOSED DEVELOPMENT:** THE PD LIES WITHIN THE NE RESIDENTIAL HISTORIC DISTRICT. ARCHITECTURAL FEATURES AND APPEARANCES WILL BE REGULATED BY THE HISTORIC PRESERVATION OFFICER AND BOARD.
- PROPOSED ZONING DATA:** THE PD CURRENTLY RESIDES IN THE OR ZONING DISTRICT. REQUESTING ZONING CHANGE FROM OR TO PD TO ALLOW INDOOR/OUTDOOR CAFE AS AN "ACCESSORY USE" IN CONJUNCTION WITH AN ALLOWED "PRINCIPAL USE" OF OFFICE OR RESIDENTIAL.

ZONING REQUIREMENTS ESTABLISHED FOR PD:

DENSITY:	20 UNITS
SETBACKS:	
FRONT	8.0'
SIDE INTERIOR	0.0'
REAR	0.0'
SIDE STREET	10.0'
MINIMUM LOT WIDTH:	100.0'
MINIMUM LOT DEPTH:	106.0'
MINIMUM LOT AREA:	10,600 SF
MAXIMUM BUILDING HEIGHT:	35.0'

- SIDEWALKS:** A 7' SIDEWALK EXISTS AT BOTH STREET FRONTS.
- UTILITIES:** WATER AND SEWER SERVICES CURRENTLY EXIST. ELECTRIC AND GAS ARE ON SITE CURRENTLY.

10. LANDSCAPE BUFFER REQUIREMENTS: COMPLIANCE WITH LANDSCAPING BUFFER. A 9' LANDSCAPE BUFFER WILL SEPARATE OUTDOOR CAFE FROM SFR EAST OF PROPERTY.

NET AM AND PM PEAK HOUR TRIP GENERATION SUMMARY (PROPOSED PROFESSIONAL OFFICE/NEIGHBORHOOD CAFE)

Average Daily Trip = Office + Cafe - Existing Office Credit	
Average Daily Trip = 19.26 + 144.92 - 11.25 = 152.93 trips/day	
AM Peak Hour Trip Generation = 3.00 + 14.1 - 1.75 = 15.35 trips	
PM Peak Hour Trip Generation = 2.88 + 12.6 - 1.68 = 13.80 trips	

TRIP GENERATION (NEIGHBORHOOD CAFE)

All Trip Generation Data is from the Trip Generation, 7th Edition, Institute of Transportation Engineers handbook.

High-Turnover (Sit-Down) Restaurant Project Data:  
30 Seats  
High-Turnover (Sit-Down) Restaurant (832) Average Daily Trip (ADT) Generation:  
Trip Generation per Seat per Day = 4.83 (average rate)  
ADT = (30 seats) x (4.83 trips/seat/day) = 144.90 trips/day  
= 144.90 trips/day

High-Turnover (Sit-Down) Restaurant (832) Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 A.M.:  
Trip Generation per Seat = 0.47 (average rate)  
1 Hour Rate = (30 seats) x (0.47 trips/seat/hour) = 14.1 trips/hour

Directional Distribution = 52% Entering = 7.33 trips  
Directional Distribution = 48% Exiting = 6.77 trips

High-Turnover (Sit-Down) Restaurant (832) Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 P.M.:  
Trip Generation per Seat = 0.42 (average rate)  
1 Hour Rate = (30 seats) x (0.42 trips/seat/hour) = 12.6 trips/hour

Directional Distribution = 58% Entering = 7.31 trips  
Directional Distribution = 42% Exiting = 5.29 trips

TRIP GENERATION (PROPOSED OFFICE)

All Trip Generation Data is from the Trip Generation, 7th Edition, Institute of Transportation Engineers handbook.

Professional Office Space Project Data:  
1 Single Tenant Office Building Unit (1,665 SF gross floor area)  
Single Tenant Office Bld. (716) Average Daily Trip (ADT) Generation:  
Trip Generation per 1000 SF Gross Floor Area per Day = 11.57 (average rate)  
ADT = (1,665 SF) x (11.57 trips/1000 SF/day) = 19.26 trips/day

Single Tenant Office Bld. (715) Peak Hour of Adjacent Street Traffic, AM One Hour:  
Trip Generation per 1000 SF Floor Area = 1.60 (average rate)  
1 Hour Rate = (1,665 SF) x (1.60 trips/1000 SF/hour) = 2.66 trips/hour

Directional Distribution = 69% Entering = 2.67 trips  
Directional Distribution = 31% Exiting = 0.83 trips

Single Tenant Office Bld. (716) Peak Hour of Adjacent Street Traffic, PM One Hour:  
Trip Generation per 1000 SF = 1.73 (average rate)  
1 Hour Rate = (1,665 SF) x (1.73 trips/1000 SF/hour) = 2.88 trips/hour

Directional Distribution = 16% Entering = 0.43 trips  
Directional Distribution = 84% Exiting = 2.45 trips

TRIP GENERATION (EXISTING OFFICE)

All Trip Generation Data is from the Trip Generation, 7th Edition, Institute of Transportation Engineers handbook.

Professional Office Space Project Data:  
1 Single Tenant Office Building Unit (2,638 SF gross floor area)  
1 ADA Parking Space  
Single Tenant Office Bld. (715) Average Daily Trip (ADT) Generation:  
Trip Generation per 1000 SF Gross Floor Area per Day = 11.57 (average rate)  
ADT = (2,638 SF) x (11.57 trips/1000 SF/day) = 30.52 trips/day

Single Tenant Office Bld. (715) Peak Hour of Adjacent Street Traffic, AM One Hour:  
Trip Generation per 1000 SF Floor Area = 1.60 (average rate)  
1 Hour Rate = (2,638 SF) x (1.60 trips/1000 SF/hour) = 4.22 trips/hour

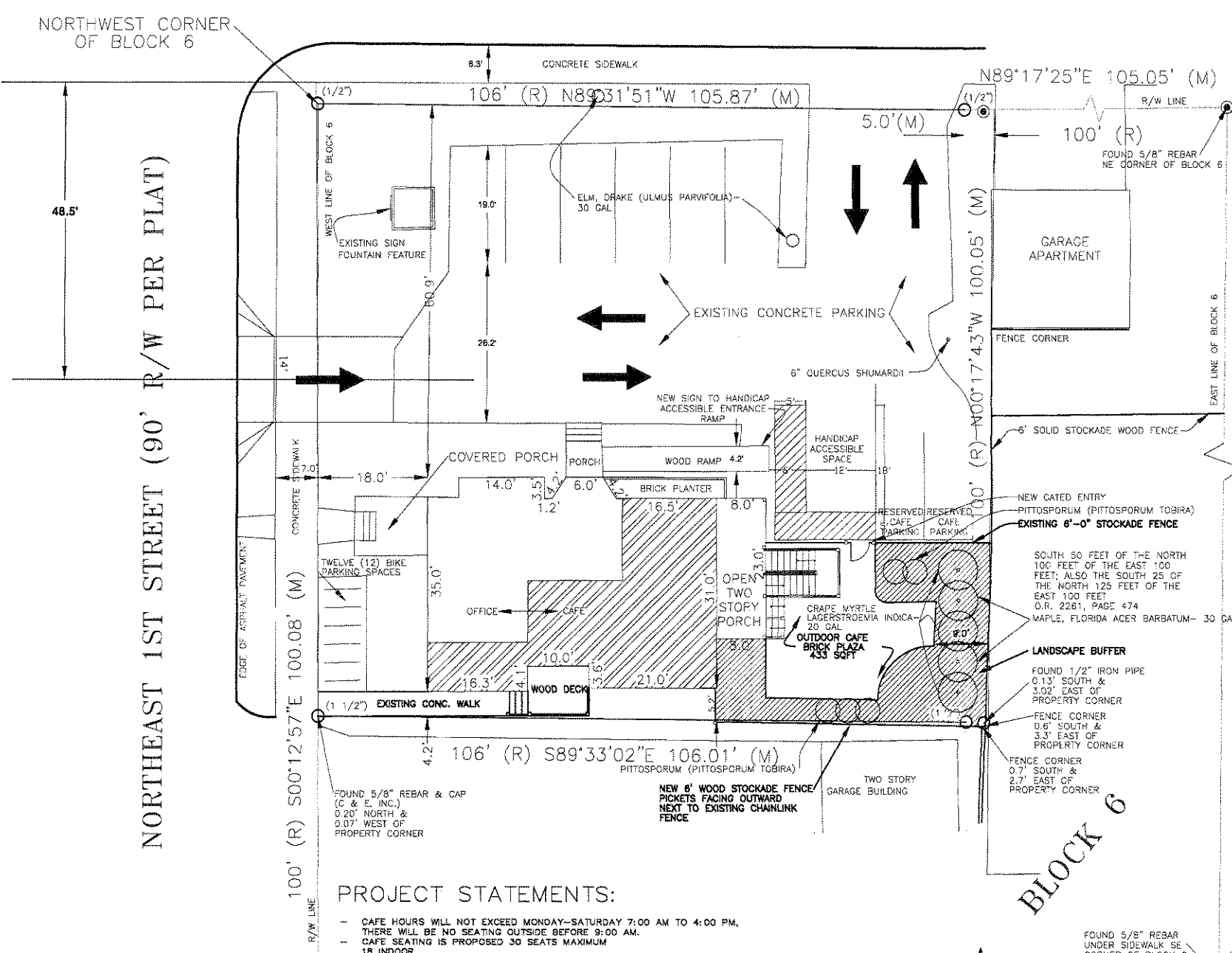
Directional Distribution = 69% Entering = 4.23 trips  
Directional Distribution = 31% Exiting = 1.32 trips

Single Tenant Office Bld. (715) Peak Hour of Adjacent Street Traffic, PM One Hour:  
Trip Generation per 1000 SF = 1.73 (average rate)  
1 Hour Rate = (2,638 SF) x (1.73 trips/1000 SF/hour) = 4.56 trips/hour

Directional Distribution = 16% Entering = 0.68 trips  
Directional Distribution = 84% Exiting = 3.88 trips

TRIP GENERATION (EXISTING OFFICE CREDIT)

\* Existing Office Credit = Existing Office - Proposed Office  
ADT = 30.52 - 19.26 = 11.26 trips/day  
AM Peak = 4.25 - 3.00 = 1.25 trips  
PM Peak = 4.56 - 2.88 = 1.68 trips



PROJECT STATEMENTS:

- CAFE HOURS WILL NOT EXCEED MONDAY-SATURDAY 7:00 AM TO 4:00 PM. THERE WILL BE NO SEATING OUTSIDE BEFORE 9:00 AM.
- CAFE SEATING IS PROPOSED 30 SEATS MAXIMUM 18 INDOOR
- 12 OUTDOOR
- THE CAFE MUST ALWAYS BE ACCESSORY TO ANY PRINCIPAL/ PRIMARY USE ALLOWED WITHIN THE OR ZONING CLASSIFICATION.
- ALL PREPARATION OF FOODS SHALL TAKE PLACE WITHIN A PROPERLY VENTILATED KITCHEN LOCATED WITHIN THE PRINCIPAL BUILDING.
- NO MUSIC SHALL BE PLAYED OUTSIDE FOR CAFE PLAZA AREA.

SITE UTILIZATION:

	OFFICE USE	CAFE USE	
INTERIOR	1,791 SQ. FT.	847 SQ. FT.	
PORCHES	299 SQ. FT.	184 SQ. FT.	
COURTYARD (PLAZA)	N/A	433 SQ. FT.	
PARKING/PAVEMENT/DECK	4,730 SQ. FT.	N/A	
LANDSCAPE AREA	2,699 SQ. FT.	708 SQ. FT.	
<b>TOTAL SITE=</b>	<b>10,600 SQ. FT.=</b>	<b>100.0%</b>	
TOTAL BUILDING AREA (FOOTPRINT)=	1,818 SQ. FT.=	17.1%	
PAVED PARKING AREA=	4,730 SQ. FT.=	44.6%	
SIDEWALKS=	214 SQ. FT.=	2.0%	
COURTYARD (PLAZA) AREA=	433 SQ. FT.=	4.1%	
OPEN SPACE=	3,407 SQ. FT.=	32.2%	

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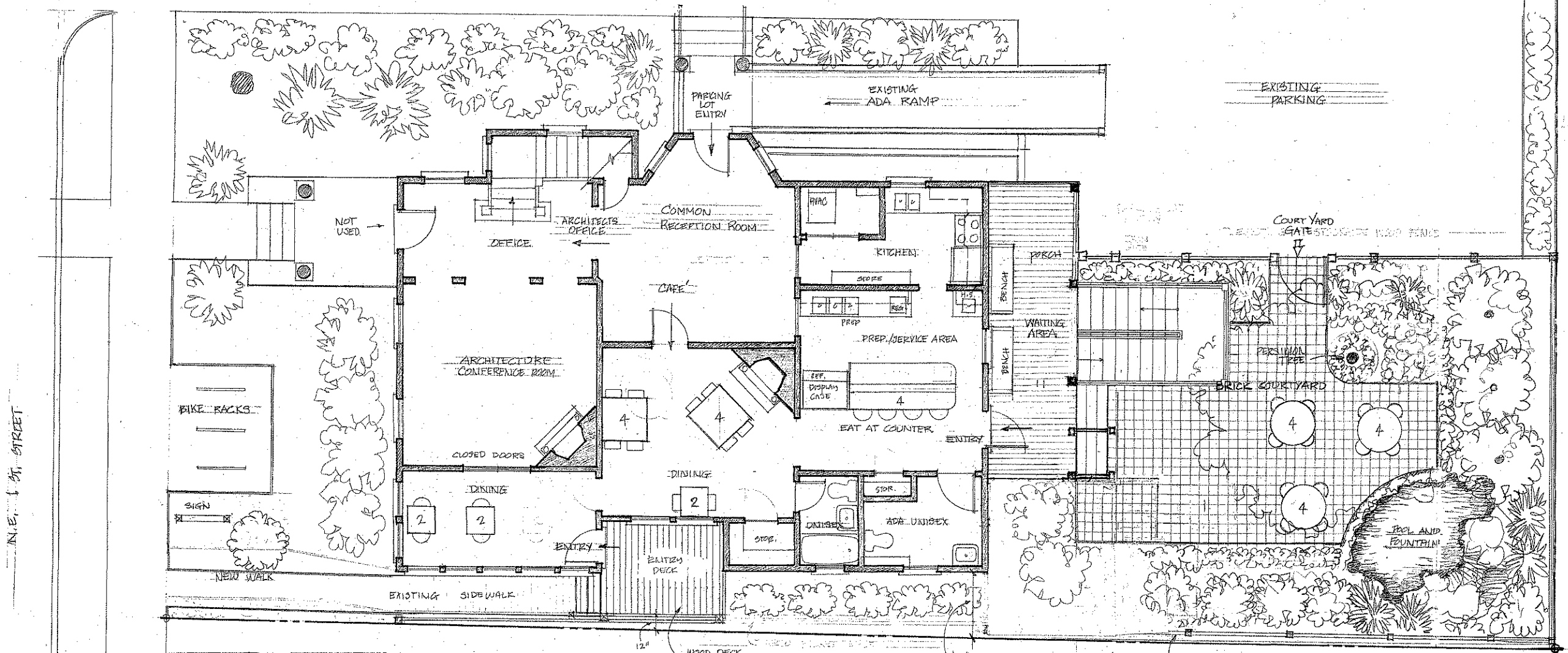
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10/29/2007	12/10/2007
02/08/2008	04/29/2008

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FILE: 2006.06	

PD LAYOUT PLAN MAP  
 THE FAT TUSCAN CAFE  
 725 NE 1ST STREET  
 GAINESVILLE, FLORIDA

SHEET  
 PD-3

JOE MONTALTO, JR., P.E.  
 PROJECT ENGINEER  
 FL. REG. NO. 34315  
 CERT. OF AUTH. # 00009907



N.E. 1<sup>ST</sup> STREET

# FAT TUSCAN CAFÉ & BAKERY

CAFE SEATING ILLUSTRATED  
 18 SEATS INDOOR CAFE  
 12 SEATS OUTDOOR CAFE  
 30 SEATS MAXIMUM

NORTH  
 SCALE: 1/4" = 1'-0"

**THE FAT TUSCAN CAFE**  
 725 N.E. 1<sup>ST</sup> STREET  
 GAINESVILLE FL. 32601



**EAST ELEVATION**  
N.T.S.  
**COURTYARD VIEW OF ENTRY**

**JAY REEVES & ASSOCIATES, INC.**  
ARCHITECTS AND DESIGNERS  
725 NORTHEAST 1<sup>ST</sup> STREET  
GAINESVILLE, FLORIDA 32601  
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**THE FAT TUSCAN CAFE**  
725 N.E. 1<sup>ST</sup> STREET  
GAINESVILLE FL. 32601



**NORTH ELEVATION**

SCALE: 1/4" = 1'-0"



**WEST ELEVATION**

SCALE: 1/4" = 1'-0"



**EAST ELEVATION**

SCALE: 1/4" = 1'-0"

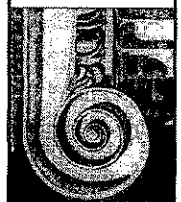


**SOUTH ELEVATION**

SCALE: 1/4" = 1'-0"



**JAY REEVES & ASSOCIATES INC.**  
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 TEL.: 352-371-3025  
 FAX: 352-305-5669



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DATE:	12/10/2007
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FILE:	2006.08

**BUILDING ELEVATIONS**  
**THE FAT TUSCAN CAFE**  
 725 NE 1ST STREET  
 GAINESVILLE, FLORIDA

**SHEET**  
**PD-6**