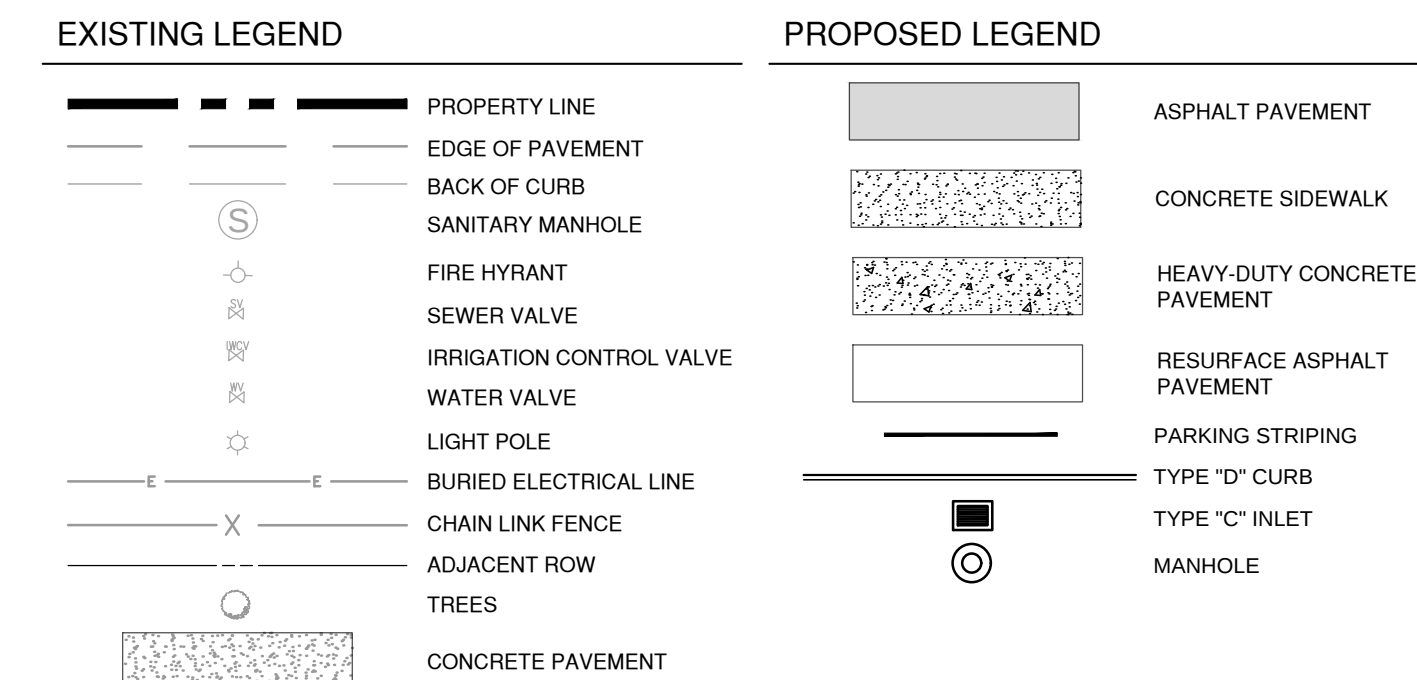




SITE CALCULATIONS				
AREA	SF	ACRES	% OF SITE	REQUIRED
TOTAL SITE AREA	171,021 SF	(3.93 AC)	(100%)	1.5 AC
BUILDING COVERAGE	27,200 GSF	(0.63 AC)	(16%)	N/A
VEHICULAR USE AREA	89,735 SF	(2.06 AC)	(53%)	N/A
OPEN SPACE	44,891 SF	(1.03 AC)	(26%)	25% (MIN.)
NON-PERVIOUS AREA	9,195 SF	(0.21 AC)	(5%)	N/A

LOT INFORMATION		
	PROVIDED	REQUIRED
FRONTAGE	575'	125'
DIMENSIONS	575' X 297'	125' X 200'
DEPTH	297'	200'

1st FLOOR =	26,660 GSF	
MECH. PLATFORM =	300 GSF	
VEHICULAR CANOPY =	540 GSF	ALLOWABLE SF DEDUCTIONS:
<u>2nd FLOOR =</u>	<u>6,100 GSF</u>	
<u>BUILDING TOTAL =</u>	<u>33,600 GSF</u>	SHOWROOM = 4,600 GSF

SEC. 4.6.9 (C) Number of spaces required (3) Commercial use (f) Vehicle sales				
USE	AREA	RATIO	REQUIRED SPACES	PROVIDED
BUILDING GROSS AREA (LESS SHOWROOM	33,600 GSF 46,000 GSF 29,000 GSF	4 / 1000 SF	116	

SEC. 4.6.9 (C) Number of spaces required (3) Commercial use (f) Vehicle sales

USE	AREA	RATIO	REQUIRED SPACES	PROVIDED
EMPLOYEE/CUSTOMER	29,000 GSF	2 / 1000 SF	58	44 employee 14 customer
SERVICE BAY AREA	23 BAYS	1.5 / BAY	35	35
DISPLAY			23	48
SURPLUS		-		125

TOTAL PARKING	{ 116 sp	266sp }
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BREAKDOWN BY USE	PROVIDED
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CUSTOMER	(9X18)	12
ACCESSIBLE SPACES	(12X18)	2
EMPLOYEE SPACES bulpen sec. 4.4.10 (g) (2) (c)	(9X18) BULPEN ALLOWED	44
SERVICE REG. SPACES REQUIRED	(9X18)	35
SERVICE bulpen SPACES bulpen not counted as required	(9X18) SURPLUS SERVICE	28
DISPLAY (Federal Hwy)	(9X18)	44
SURPLUS INVENTORY REG. SPACES NOT REQ.	(9X18)	24
SURPLUS COMPACT INVENTORY NOT REQ.	(9X16)	73
NEW CAR DELIVERY SHOW SPACE NOT REQ.	(14X20)	4
TOTAL SURFACE SPACES PROVIDED		266 sq

30% COMPACT ALLOWED = 80 SPACES . COMPACT PROVIDED ARE INVENTORY AND NOT REQ. BY CODE	
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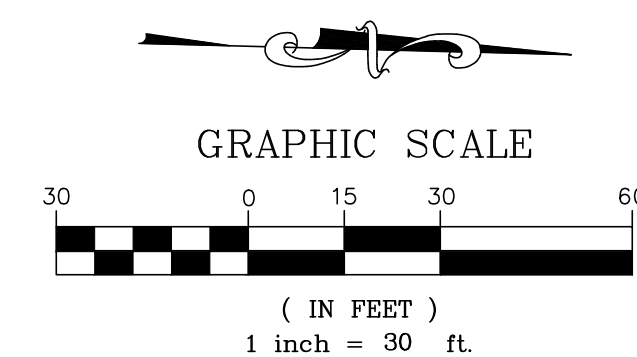
INDEX: R = REGULAR 9'X18'
 B = BULLPEN -STACKED 9'X18' or 9'x16'
 C =COMPACT 9'X16'

c) A bullpen parking arrangement may also be used for an employee parking area provided that it complies with the provisions of Subsection (G)(2)(a) and is in conjunction with a full service new car automobile dealership. Employee parking provided in a bullpen arrangement may count toward meeting employee parking requirements.

BUILDING DATA			
	ALLOWED	PROPOSED	SFHRP*
BUILDING HEIGHT	48'	30'	IF ≥ 25' HT.
SETBACKS	LDR REQUIRED	PROVIDED	RECOMMENDED
FRONT YARD (WEST)	15'	70.6'	_____
SIDE YARD (NORTH)	10'	300.3'	_____
SIDE STREET (SOUTH)	15'	32% @ 50' MIN / 68% @ 75' MIN.	50' MIN. W/ 30% @ 75'
REAR YARD (EAST)	10'	81.3'	50' MIN. W/ 30% @ 75'

* SOUTH FEDERAL HIGHWAY REDEVELOPMENT PLAN

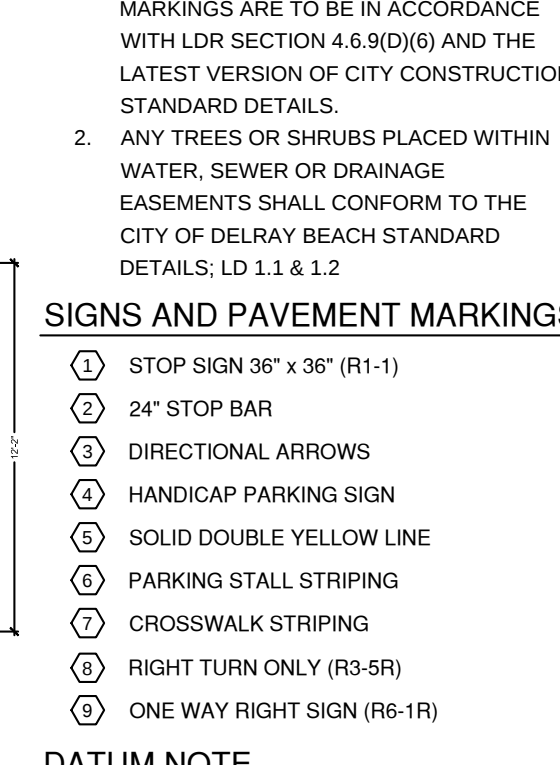
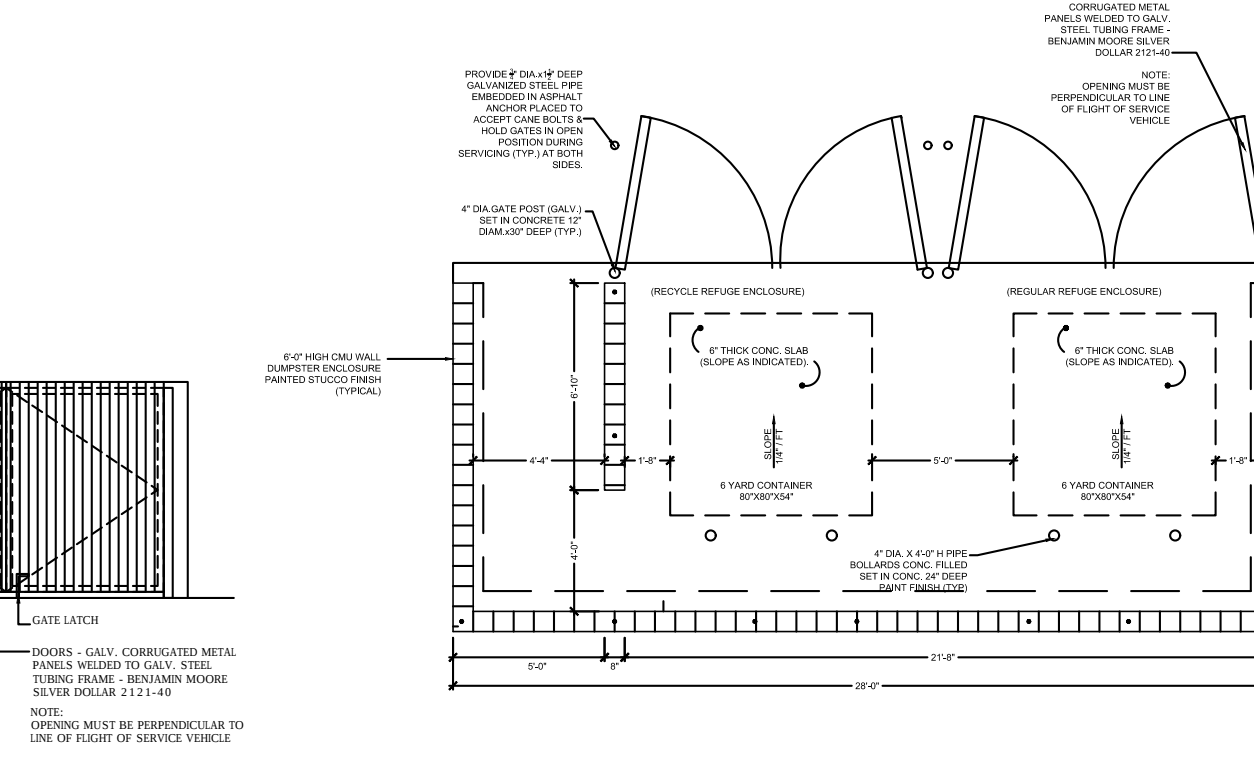
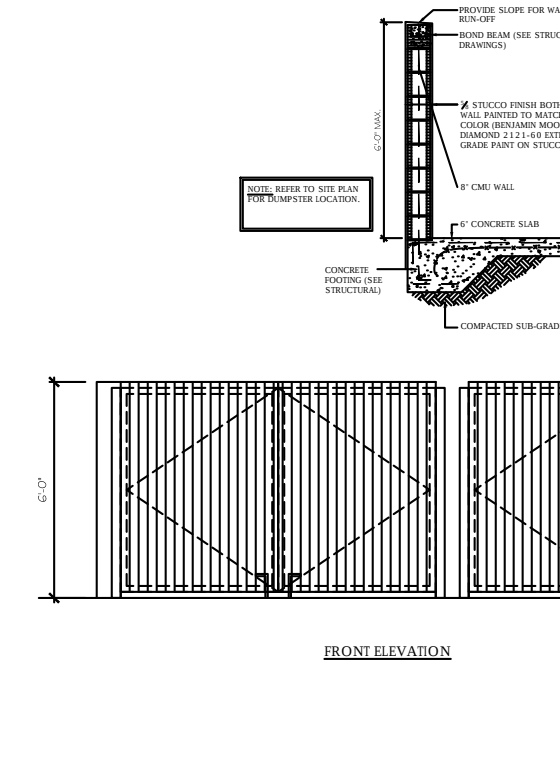
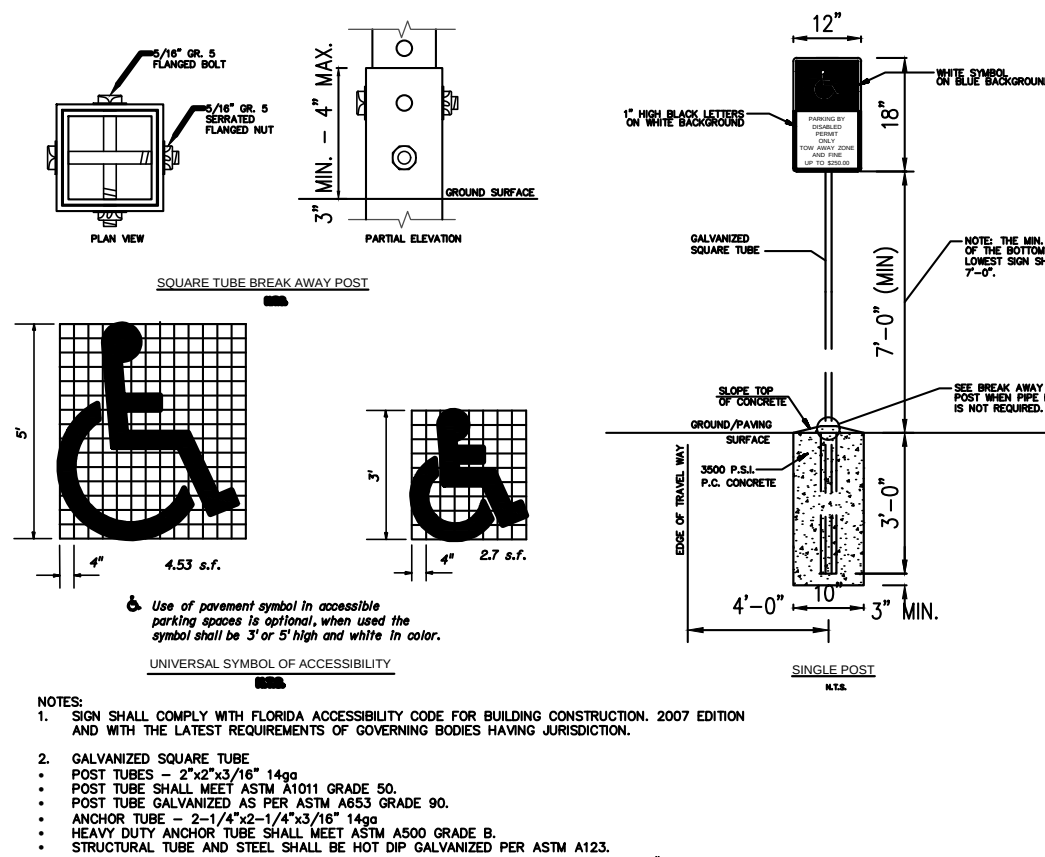
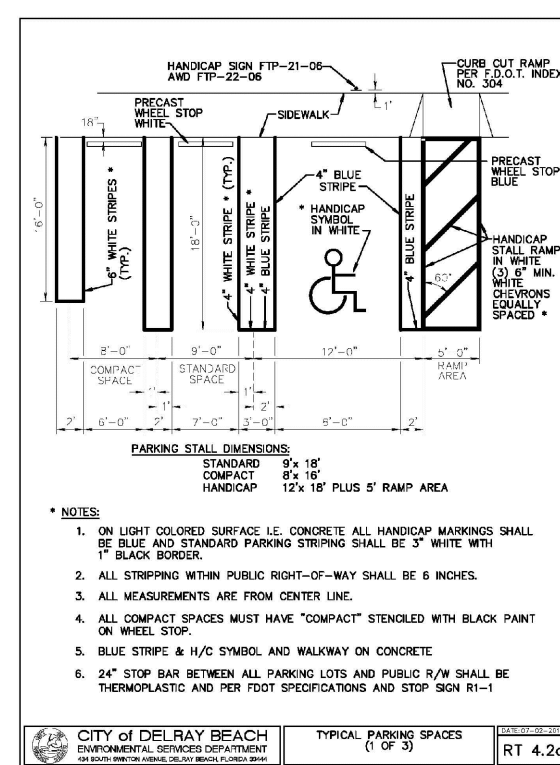
SITE DATA	
ZONING	AC - AUTOMOTIVE COMMERCIAL
FLUM	GC - GENERAL COMMERCIAL
PROPOSED USE	FULL USE AUTOMOTIVE DEALERSHIP
EXISTING USE	COMMERCIAL & RESIDENTIAL



1. ALL PARKING SIGNS AND PAVEMENT MARKINGS ARE TO BE IN ACCORDANCE WITH LDR SECTION 4.6.9(D)(6) AND THE LATEST VERSION OF CITY CONSTRUCTION STANDARD DETAILS.

1	STOP SIGN 36" x 36" (R1-1)
2	24" STOP BAR
3	DIRECTIONAL ARROWS
4	HANDICAP PARKING SIGN
5	SOLID DOUBLE YELLOW LINE
6	PARKING STALL STRIPING
7	CROSSWALK STRIPING
8	RIGHT TURN ONLY (R3-5R)
9	ONE WAY RIGHT SIGN (R6-1R)

1. ELEVATIONS SHOWN HEREON ARE IN DATUM NGVD 29. THE NGVD CONVERSION FACTOR IS -1.535 FEET FOR THIS LOCATION. (NAVD = NGVD -1.535



TYPICAL PARKING STALL DIMENSIONS

TYPICAL PARKING SPACE DETAIL

HANDICAP PARKING DETAILS

DUMPSTER ENCLOSURE DETAIL