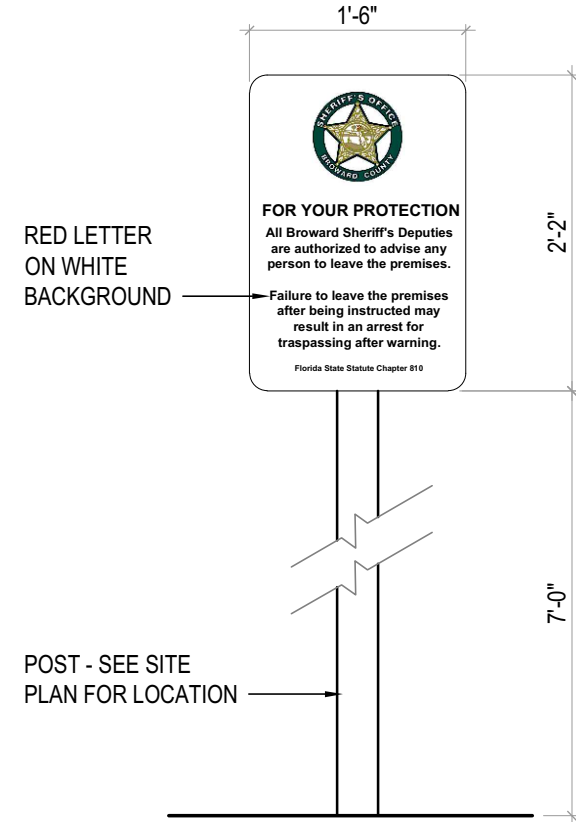


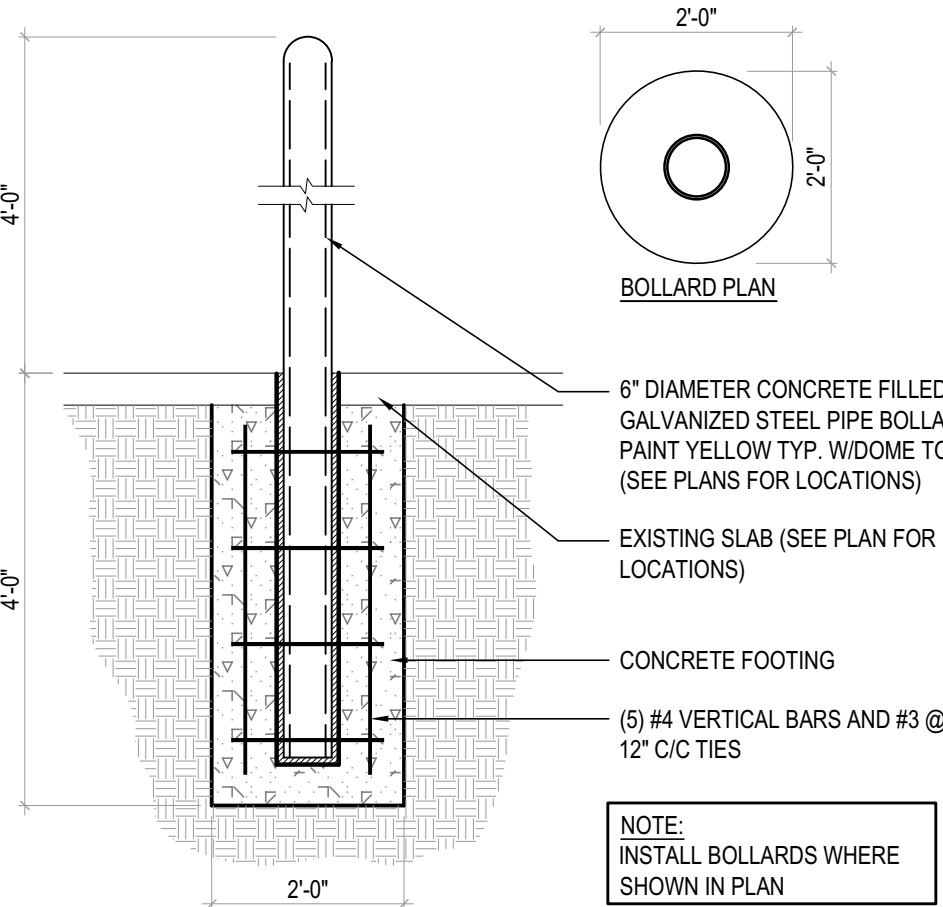
BIKE PARKING SIGN DETAIL

SCALE: 3/4" = 1'-0"



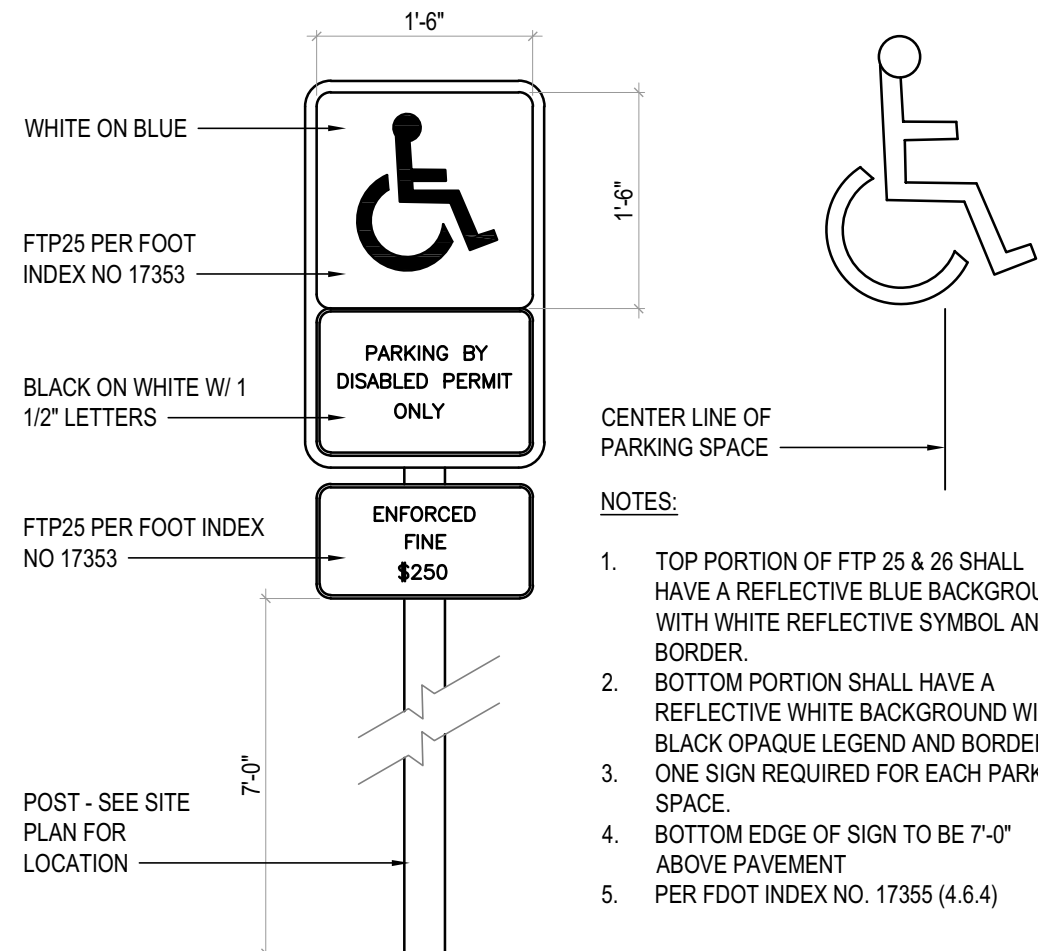
BSO NO TRESPASS SIGN DETAIL

SCALE: 3/4" = 1'-0"



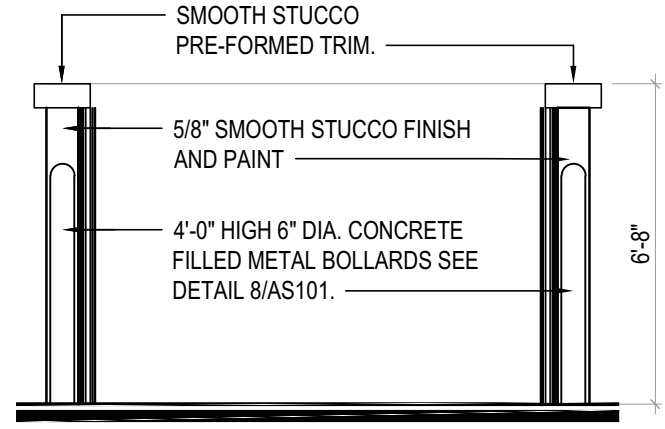
BOLLARD DETAIL

SCALE: 1/2" = 1'-0"



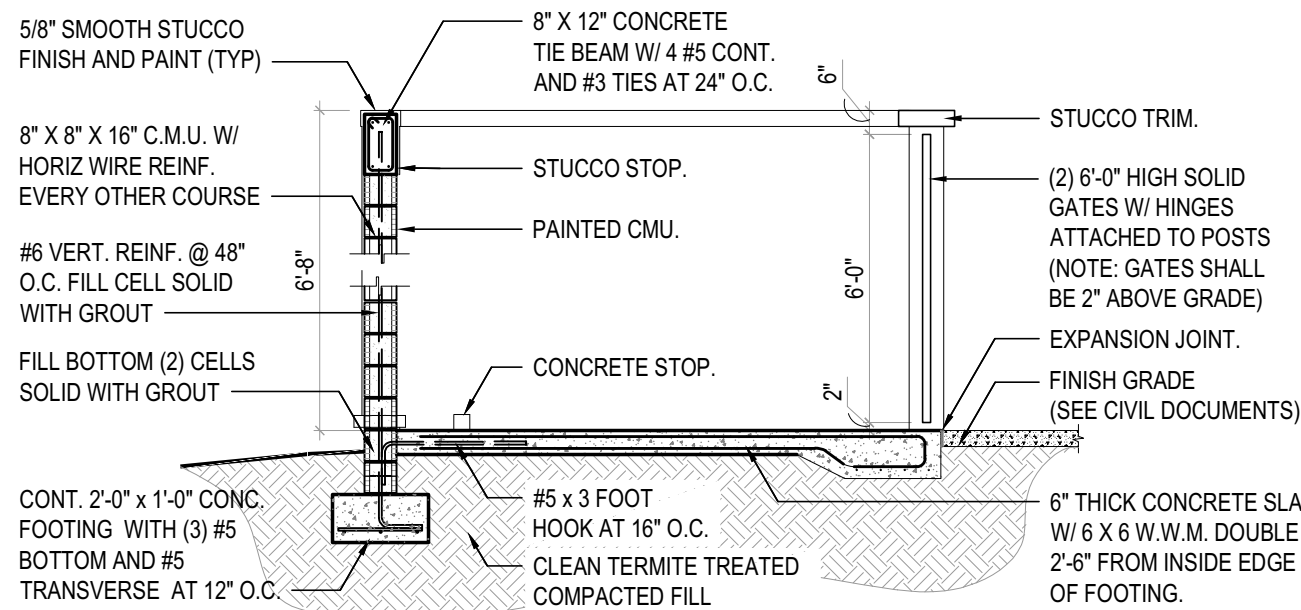
HANDICAP SIGN DETAIL

SCALE: 3/4" = 1'-0"



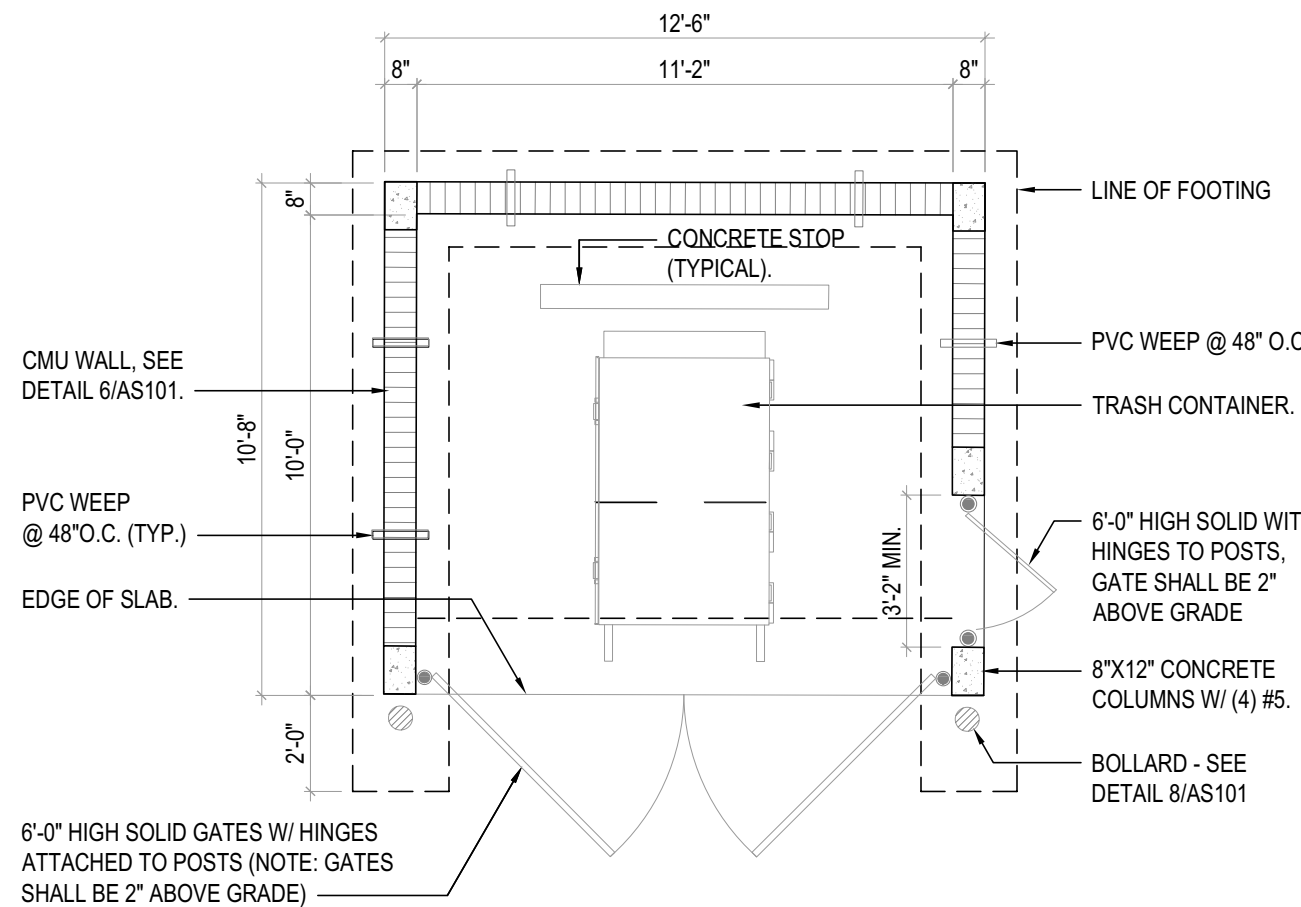
DUMPSTER ENCLOSURE ELEVATION

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



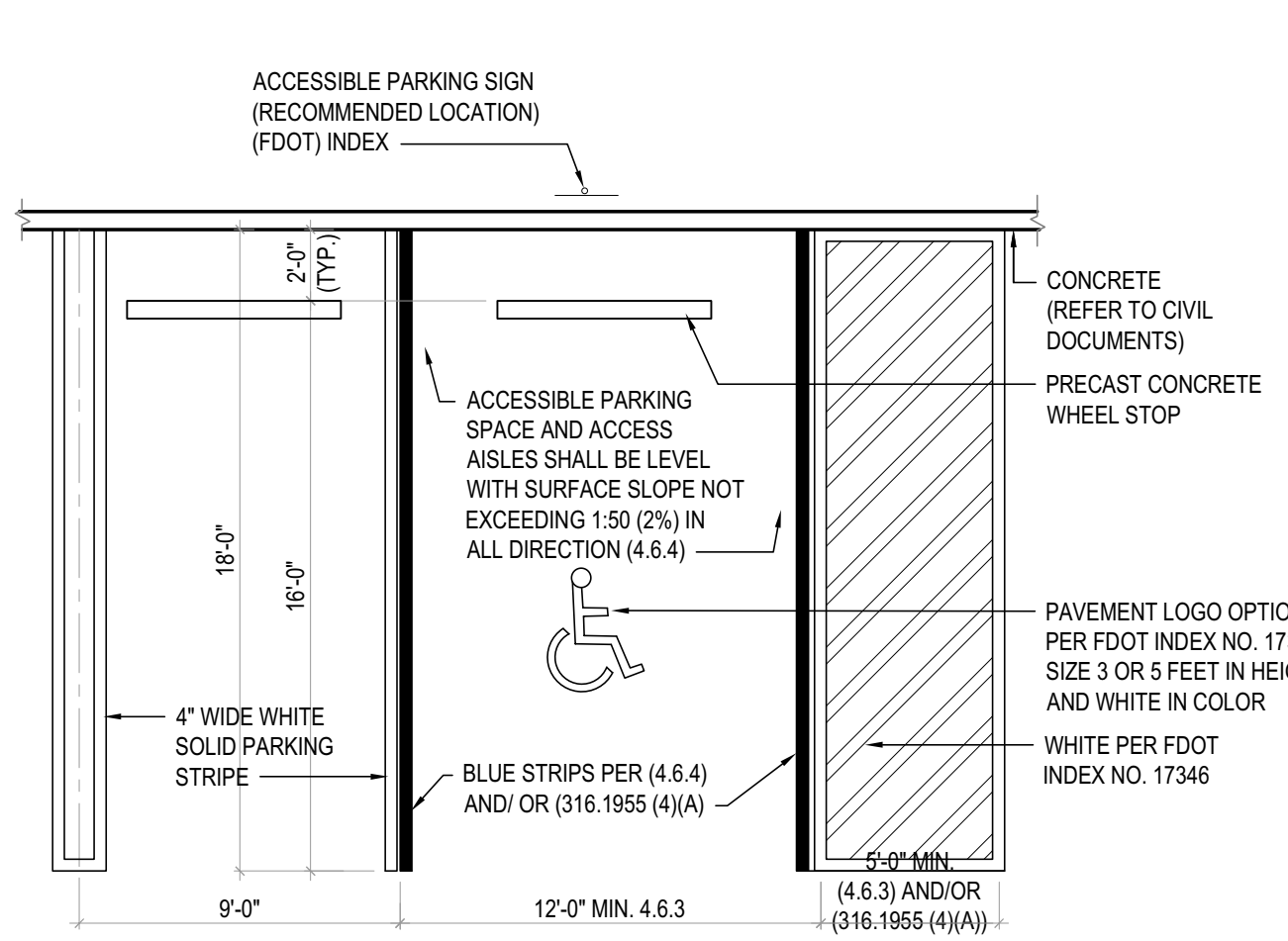
DUMPSTER ENCLOSURE SECTION

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



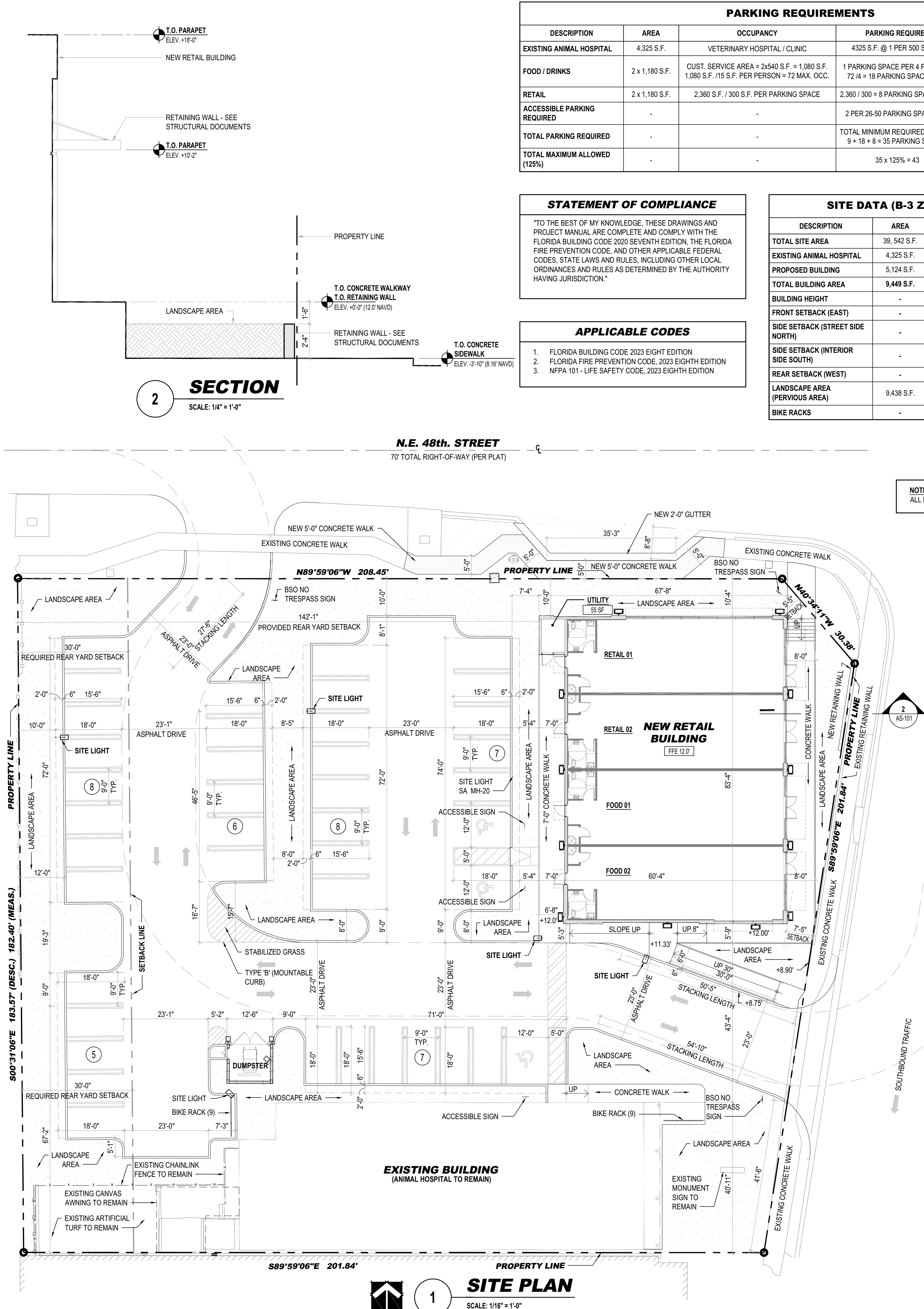
DUMPSTER ENCLOSURE PLAN

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



H.C. PARKING SPACE DETAIL

SCALE: 3/16" = 1'-0"



PARKING REQUIREMENTS				
DESCRIPTION	AREA	OCCUPANCY	PARKING REQUIRED	PARKING PROVIDED
EXISTING ANIMAL HOSPITAL	4,325 S.F.	VETERINARY HOSPITAL / CLINIC	4325 S.F. @ 1 PER 500 S.F. = 9	-
FOOD / DRINKS	2 x 1,180 S.F.	CUST. SERVICE AREA = 2x540 S.F. = 1,080 S.F. 1,080 S.F. / 15 S.F. PER PERSON = 72 MAX. OCC.	1 PARKING SPACE PER 4 PERSONS 72 / 4 = 18 PARKING SPACES MIN.	-
RETAIL	2 x 1,180 S.F.	2,360 S.F. / 300 S.F. PER PARKING SPACE	2,360 / 300 = 8 PARKING SPACES MIN.	-
ACCESSIBLE PARKING REQUIRED	-	-	2 PER 26-50 PARKING SPACES = 2	3
TOTAL PARKING REQUIRED	-	-	TOTAL MINIMUM REQUIRED PARKING 9 + 18 + 8 = 35 PARKING SPACES	PARKING PROVIDED = 41 (INCLUDING 3 ACCESSIBLE PARKING SPACES)
TOTAL MAXIMUM ALLOWED (125%)	-	-	35 x 125% = 43	-

STATEMENT OF COMPLIANCE

"TO THE BEST OF MY KNOWLEDGE, THESE DRAWINGS AND PROJECT MANUAL ARE COMPLETE AND COMPLY WITH THE FLORIDA BUILDING CODE 2020 SEVENTH EDITION, THE FLORIDA FIRE PREVENTION CODE, AND OTHER APPLICABLE FEDERAL CODES, STATE LAWS AND RULES, INCLUDING OTHER LOCAL ORDINANCES AND RULES AS DETERMINED BY THE AUTHORITY HAVING JURISDICTION."

APPLICABLE CODES

1. FLORIDA BUILDING CODE 2023 EIGHTH EDITION
2. FLORIDA FIRE PREVENTION CODE, 2023 EIGHTH EDITION
3. NFPA 101 - LIFE SAFETY CODE, 2023 EIGHTH EDITION

SITE DATA (B-3 ZONING DISTRICT)			
DESCRIPTION	AREA	REQUIRED	PROVIDED
TOTAL SITE AREA	39,542 S.F.	-	-
EXISTING ANIMAL HOSPITAL	4,325 S.F.	-	-
PROPOSED BUILDING	5,124 S.F.	-	-
TOTAL BUILDING AREA	9,449 S.F.	60% MAXIMUM	23.90%
BUILDING HEIGHT	-	MAXIMUM 105'-0"	MAXIMUM 20'-0"
FRONT SETBACK (EAST)	-	0	5'-5"
SIDE SETBACK (STREET SIDE NORTH)	-	0	10'-0"
SIDE SETBACK (INTERIOR SIDE SOUTH)	-	0	0 (EXISTING)
REAR SETBACK (WEST)	-	MINIMUM 30'-0"	142'-1"
LANDSCAPE AREA (PREVIOUS AREA)	9,438 S.F.	MINIMUM 20%	23.87%
BIKE RACKS	-	4 BIKES / 10 PARKING	18 BIKES

NOTE:
ALL EXISTING OVERHEAD WIRES WILL BE BURIED.

PROJECT:

REVISIONS:

DATE: 05/06/2024

DRAWN BY: BH

CHECKED BY: CJ

JOB No:

2304

TITLE: SITE PLAN

SHEET:

101

SITE PLAN REVIEW SUBMITTAL

NORTH FEDERAL HIGHWAY (U.S. No. 1)
120' TOTAL RIGHT-OF-WAY (PER PLAT)
(PER FDOT, ROAD PLAT MAY 12, PAGE 34)
SECTION 78020-2528 SHEET 8 OF 20

P&Z
PZ23-12000049
06/26/2024