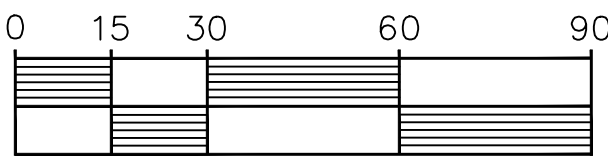


GRAPHIC SCALE



SCALE: 1" = 30'

NCS CONTROL POINTS
CONTROL POINT NAME: 79 78 A 49 FLDNR
RECOVERED N.D. #3612
N:1764728.34
E:659615.00

COASTAL CONSTRUCTION
CONTROL LINE - VOLUSIA
COUNTY, RECORDED 1/24/91 IN
O.R. BOOK 3579, PAGES
1550-1576; M.O.R. CCCL BOOK
30, PAGE 20 IN THE PUBLIC
RECORDS OF VOLUSIA COUNTY,
FLORIDA.

APPROXIMATE FLOOD ZONE
BOUNDARY LINE, AS SCALED
FROM THE FLOOD INSURANCE
RATE MAPS

FLOOD ZONE VE

FLOOD ZONE X

SITE DATA

EXISTING ZONING: T-RMF-1
PROPOSED USE: MOTEL

PROPOSED CAMBRIA HOTEL (NORTH PROPERTY)

ALLOWABLE DENSITY: 70 UNITS / ACRE
PROPOSED DENSITY: 101 UNITS / 1.50 ACRES = 67.33 UNITS / ACRE
SITE AREA TO MHWL: 1.20 ACRES + 0.30 ACRES = 1.50 ACRES

DESCRIPTION	S.F.	ACRES	%
SITE AREA TO BULKHEAD:	52,415	1.20	100
PROPOSED BUILDING:	17,143	0.39	33
CONCRETE AND ASPHALT:	25,223	0.58	48
TOTAL IMPERVIOUS AREA:	42,366	0.98	81
TOTAL PERVIOUS (GREEN) AREA:	10,049	0.23	19

MINIMUM GREEN SPACE REQUIRED: 20% > 19% GREEN SPACE PROVIDED

REQUIRED SETBACKS

FRONT: 30'
REAR: 50'
SIDE: 35', PROPOSED BUILDING HEIGHT = 96'-3"
(MINIMUM 7' FOR BUILDING UP TO 20' OF HEIGHT,
AN ADDITIONAL 1' FOR EACH 3' OF HEIGHT FROM
20' TO 65', AN ADDITIONAL 1' FOR EACH
2.5' OF HEIGHT FROM 65' AND UP.)

PROVIDED SETBACKS

FRONT: 30'
REAR: 50'
NORTH SIDE YARD: 65'
SOUTH SIDE YARD: 11.5'

PROVIDED GREEN SPACE AREA

FRONT: 1,420 S.F. = 32% > 30% (OK)
NORTH 35' SIDE YARD: 2,657 S.F. = 28% > 25% (OK)
SOUTH 11.5' SIDE YARD: 4,185 S.F. = 100% > 25% (OK)

BREEZEWAY CALCULATIONS

MINIMUM BREEZEWAY REQUIRED: 30%
PROVIDED BREEZEWAY: (148.2'-67.0') / 148.2' PROPERTY WIDTH = 55%

MAXIMUM NORTH/SOUTH BUILDING WIDTH CALCULATIONS

MAXIMUM BUILDING WIDTH ALLOWED: 60%
PROVIDED BUILDING WIDTH: 67' BUILDING WIDTH / 160.5' FRONTAGE = 42%

PARKING REQUIRED: (101 UNITS x 1 SPACE / UNIT + 1 SPACE
FOR MANAGER) = 102 SPACES
PARKING PROVIDED: 97 SPACES (INCLUDES 20 DOUBLE STACKED SPACES)

HANDICAP PARKING REQUIRED: 5 SPACES
HANDICAP PARKING PROVIDED: 6 SPACES

BICYCLE PARKING REQUIRED: 5 SPACES
BICYCLE PARKING PROVIDED: 5 SPACES

MARK DOWST & ASSOCIATES, INC.

ENGINEERS * PLANNERS * SURVEYORS

536 N. HALIFAX AVENUE, SUITE # 100 * DAYTONA BEACH, FLORIDA 32118 * (386) 258-7999

SCALE 1" = 30' DESIGNED MSD DRAWN RCM CHECKED MSD DATE 06-21-23

DIMENSION PLAN

CAMBRIA HOTEL

DAYTONA BEACH SHORES, FLORIDA

PROJECT NO.
835A

C3

835A-SITE-5-EXHIBIT