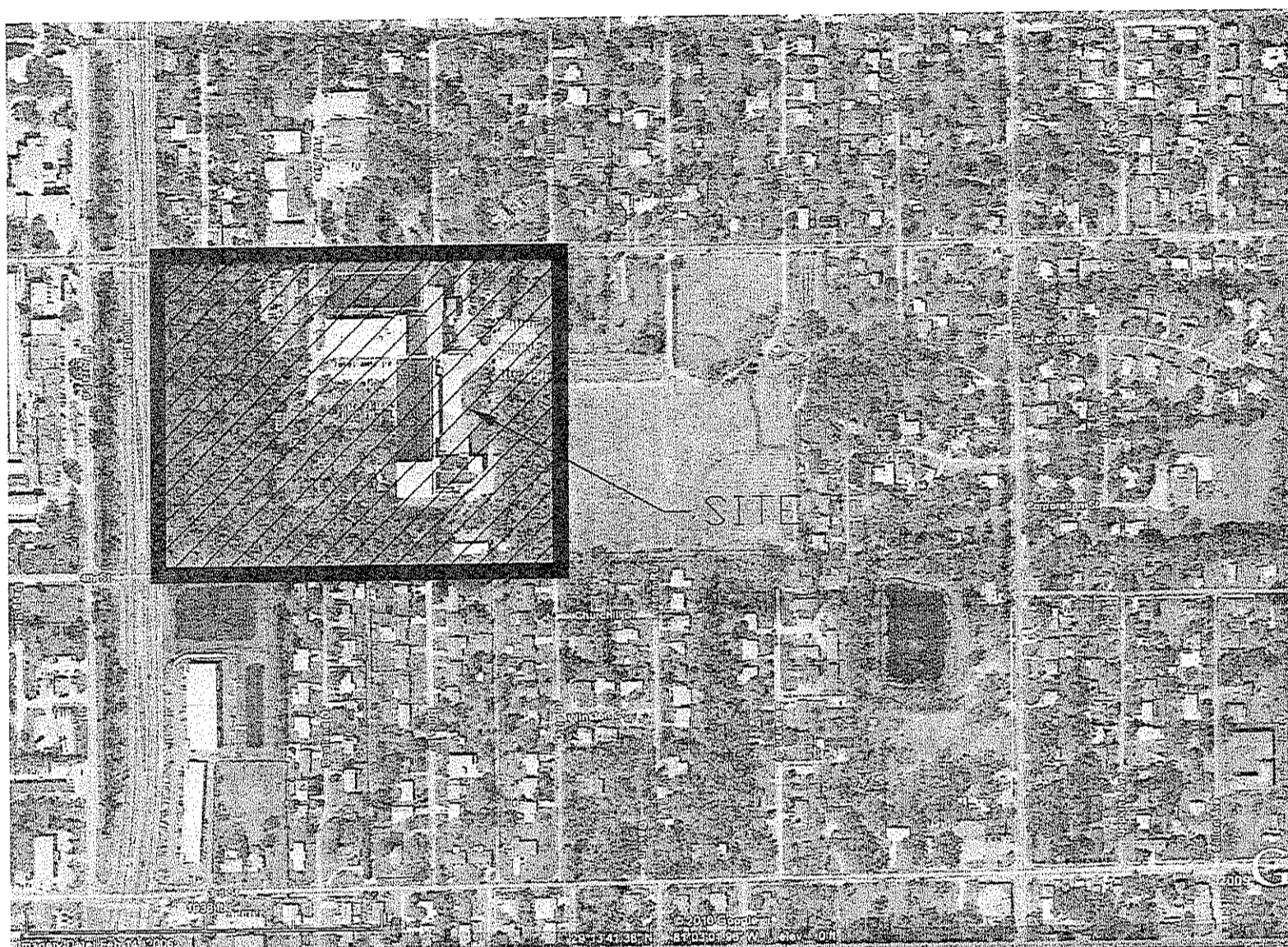


DAYTONA BEACH NEWS JOURNAL WAREHOUSE ADDITION

CITY APPROVAL STAMP
DEV2010-051

NO.	DESCRIPTION	DATE
1	SUBMIT TO BOARD	5-7-10
2	SUBMIT TO CITY	5-26-10
3	RESUBMIT TO CITY	6-17-10
5	ADD NO PARKING PER CITY	6-29-10
6	IMP SET	7-9-10

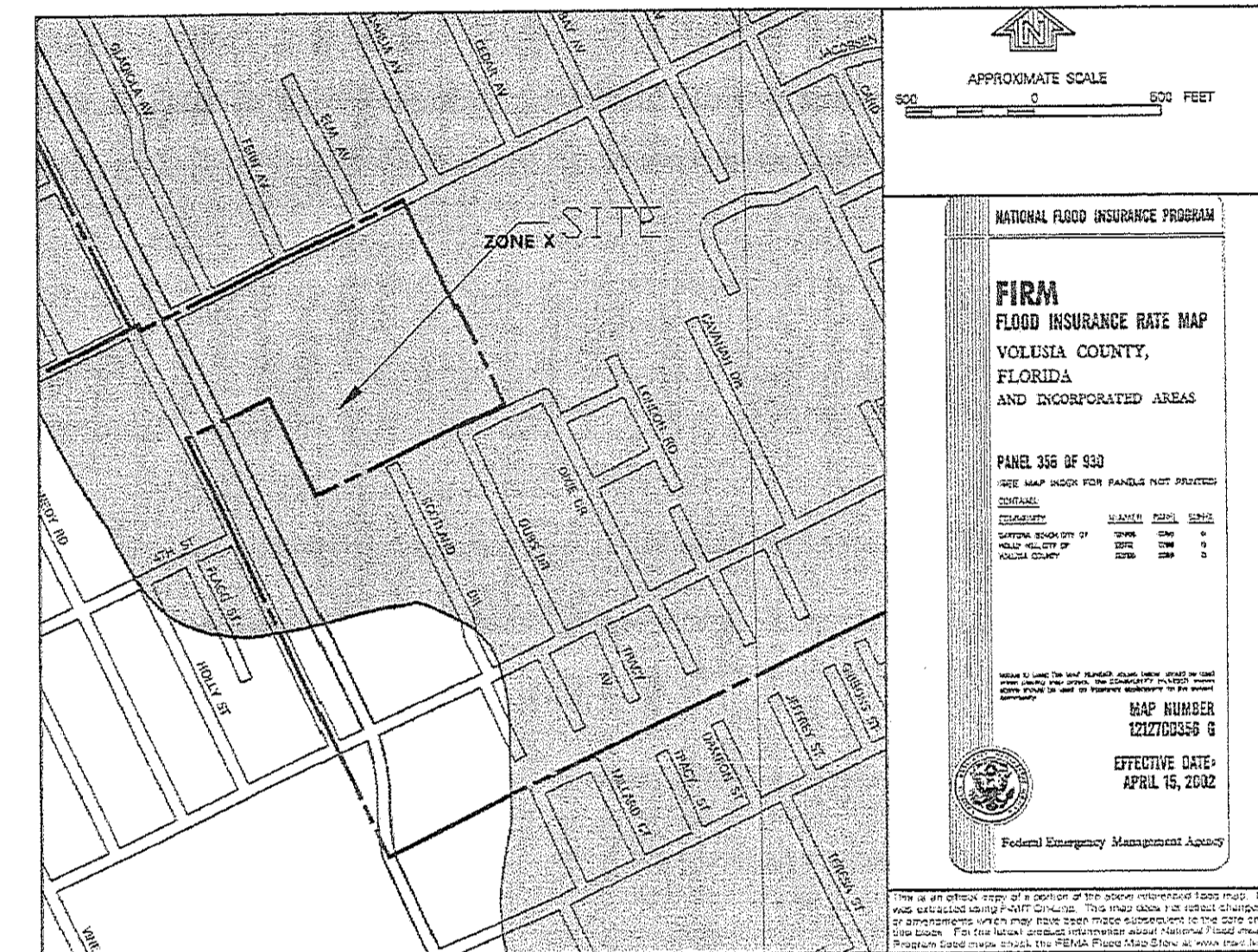
PROJECT ADDRESS: 901 SIXTH STREET, DAYTONA BEACH, FLORIDA



LOCATION MAP - NOT TO SCALE



ZONING MAP - NOT TO SCALE



FLOOD MAP - NOT TO SCALE



USGS QUADRANGLE MAP - DAYTONA BEACH QUADRANGLE

PROJECT INFORMATION

OWNER: HALIFAX MEDIA, L.L.C.
MICHAEL REDDIG, CEO
DBA NEWS-JOURNAL CORPORATION
901 SIXTH STREET
DAYTONA BEACH, FL 32114
TELEPHONE:

ENGINEER: JERRY K. FINLEY, P.E.
SHAWN P. FINLEY, P.E.
FINLEY ENGINEERING GROUP
5531 SOUTH RIDGEWOOD AVE., UNIT 1
PORT ORANGE, FL 32127
386-756-8676

ARCHITECT: HAWKINS HALL AND OGLE
208 MAGNOLIA AVENUE
DAYTONA BEACH, FLORIDA 32114
386-255-6163

SURVEYOR: UPHAM, INC.
265 KENILWORTH AVENUE
ORLANDO BEACH, FL. 32174
386-673-6554

LEGAL DESCRIPTION: PARCEL #4244-01-20-0042

LOT 6, EXCEPT THE WESTERLY 70 FEET THEREOF IN MAIN CANAL, RIGHT-OF-WAY AND EXCEPT THE SOUTHERLY 200 FEET OF THE WESTERLY 320 FEET THEREOF; ALSO LOT 5; ALSO LOT 4; ALL IN BLOCK 20, MASON AND CARSWELL'S HOLLY HILL, ACCORDING TO THE MAP THEREOF, AS RECORDED IN MAP BOOK 2, PAGE 90, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; EXCEPTING THE SOUTHERLY 20 FEET BEING RESERVED AND USED FOR DRAINAGE, AND EXCEPTING FROM THE ABOVE DESCRIBED PROPERTY ANY PART IN THE 50 FEET RIGHT-OF-WAY OF SIXTH STREET.

Site Data Table	
Current Zoning	M1 (Local Service Industry)
Future Land Use Designation	Local Service Industry
Existing Use	Corporator Office and Production for Newspaper
Proposed Use	Office and Production for Newspaper
Total Project Size (Acreage)	23,676 sf (0.543cres)
Building Area	6,480 sf (23.75%)
Asphalt / Concrete Area	5,549 sf (14.98%)
Total Impervious Area	12,029 sf (42.36%)
Landscape Areas (Pervious)	13,647 sf (57.64%)
Area Remaining at Natural Grade	0.00%
FAR (Floor Area Ratio)	0.274
PARKING CALCULATIONS	
Parking Required	1 space / 250 s.f. (office) +
(Total Site)	1 space / 1,000 s.f. (warehouse)
Existing Building	64,009 s.f. office
	57,607 s.f. warehouse
Proposed Building	6,480 s.f. warehouse
Parking Required	64,009/250 + (57,607+6,480)/1,000
	= 320 spaces
Parking Provided (Existing)	352 spaces
Parking added / deleted	(+) 19 spaces
Parking Provided	= 333 spaces

M1 Zoning Dimensional Constraints		
	Required	Provided
Lot Area (sf)	5,000	61,876
Lot Width (feet)	50	312.70**
Lot Depth (feet)	NONE	160
Front Yard Setback (feet)	NONE	31.5
Rear Yard Setback (feet)	5	31.5
Side Yard Setback (feet)	5	72.50 (min)
Front Yard Landscape Buffer (feet)	10 (avg)	10
Rear Yard Landscape Buffer (feet)	5	10
Side Yard Landscape Buffer (feet)	5	6
Maximum Building Cover	NONE	15.5%
Maximum Building Height (feet)	NONE	NONE

** at rear building setback

Building Data Table		
Type of Construction (Per FBC)	Type	sprinkled
Number of Stories	1	
Total Building Area (Interior)	6,480 s.f.	
Total Structure Area (Under Roof)	6,480 s.f.	
Finished Floor Elevation	12.4'	
Proposed Building Height	< 35'-0"	

TOTAL SITE - LAND COVER
PRE-DEVELOPMENT
IMPERVIOUS AREA - 406,850 S.F. (20.28%)
PERVIOUS AREA - 402,358 S.F. (49.72%)
TOTAL AREA - 809,208 S.F. (100%)
POST DEVELOPMENT
IMPERVIOUS AREA - 405,704 S.F. (50.14%)
PERVIOUS AREA - 403,504 S.F. (49.86%)
TOTAL AREA - 809,208 S.F. (100%)

PROJECT DESCRIPTION: THE PROJECT SHALL CONSIST OF A 6,480 S.F. WAREHOUSE ADDITION TO THE EXISTING NEWS JOURNAL CORPORATE FACILITY.

NOTE: ADDRESS NUMBERS SHALL BE ARABIC NUMERALS. NUMBERS SHALL BE IN A COLOR CONTRASTING WITH THE STRUCTURE OR BACKGROUND SURFACE AND NOT BE LESS THAN SIX (6) INCHES IN HEIGHT. THE ADDRESS NUMBER SHALL BE AFFIXED HORIZONTALLY IN A CONSPICUOUS PLACE ON THE PRINCIPLE BUILDING SO THAT THE NUMBER IS CLEARLY LEGIBLE FROM THE ROADWAY ON WHICH IT IS ADDRESSED.

5531 South Ridgewood Avenue
Unit 1
Port Orange, Florida 32127
(386) 756-8676
CERTIFICATE OF AUTHORIZATION NUMBER 8081
ENGINEERING@FINLEYENGINEERS.COM

FINLEY ENGINEERING GROUP

DAYTONA BEACH NEWS JOURNAL warehouse addition

PROJECT NUMBER FEG# 1018

JERRY K. FINLEY, P.E.
P.E. # 28909

SHAWN P. FINLEY
P.E. # 57446

SHEET TITLE
COVER SHEET

SHEET

C-1

INDEX OF SHEETS	
NO.	DESCRIPTION
C-1	COVER SHEET
C-2	STORMWATER POLLUTION PREVENTION PLAN
C-3	SITE PLAN
C-4 - C-5	DETAILS