

**PLANNING BOARD
RESOLUTION NO. 2022-31**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD APPROVING A MAJOR DEVELOPMENT PLAN AND LANDSCAPE WAIVER AT 1618 N. ROOSEVELT BOULEVARD (RE #00064910-000100) FOR CONSTRUCTION OF 15,500 SQUARE FEET FOR AN AUTO DEALERSHIP AND TWO AFFORDABLE HOUSING UNITS LOCATED IN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT; PURSUANT TO SECTIONS 108-91.B.2., 108-517, AND 122-417 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA, PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Section 108-91B.2.(b) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) provides that within the General Commercial Zoning District, a Major Development Plan is required for the construction of greater than 5,000 square feet of gross floor area; and

WHEREAS, the proposed use of the property is to continue as an auto dealership, and to add two affordable housing units to the site, both are permitted uses within the General Commercial (CG) zoning district pursuant to Code Section 122-417 and

WHEREAS, Code Section 108-196(a) require the Planning Board to review and approve, approve with conditions or deny the proposed Major Development Plan in an advisory capacity to the City Commission; and

WHEREAS, this matter came before and was approved by the Planning Board at a duly noticed public hearing on May 19, 2022; and

WHEREAS, the granting of a Major Development Plan and Landscape Waiver application is consistent with the criteria of the Code of Ordinances; and





Chairman
Planning Director

WHEREAS, the Planning Board finds that the granting of a Major Development Plan and Landscape Waiver application is in harmony with the general purpose and intent of the Land Development Regulations, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING BOARD OF THE CITY OF KEY WEST, FLORIDA, AS FOLLOWS:

Section 1. That the above recitals are incorporated by reference as if fully set forth herein.

Section 2. The Major Development Plan and Landscape Waiver for the construction of 15,500 square feet for the redevelopment of an existing auto dealership and two affordable housing units on property located at 1618 N. Roosevelt Boulevard (RE #00064910-000100) in the General Commercial (CG) zoning district pursuant to Sections 108-91.B.2., 108-517, AND 122-417 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, as shown in the attached plans dated May 6, 2022, is hereby approved with the following conditions:

General Conditions:

1. The variances to the following dimensional requirements must first be approved:
The required maximum impervious surface is 60%, or 72,192 square feet, existing impervious surface is 100%. Whereas, the Applicant is proposing 84%, or 100,164 square feet. The required open space for commercial is 20% or 22,801 square feet, existing open space is 0%. The applicant is proposing 17%, or 20,157 square feet.
2. Final approval of a corrected and updated landscape plan is required from the Tree

Commission to include additional plantings, as requested by the Planning Director, and Urban Forestry Manager.

3. The proposed construction shall be in substantial compliance with the site plans dated May 6, 2022, by Salman & Associates, and with Final Landscape Plans when approved by the Tree Commission. Construction drawings for permitting shall be dated as approved herein, with any proposed revisions (modifications) clearly noted and dated. Development plan modifications that do not rise to the status of minor or major plan modifications may be approved by the city planner as per Section 108-91(c)(1). All modifications shall be submitted for review and approval to the Planning Department prior to building permit application. Minor and major development plan modifications are addressed as per Section 108(C.).
4. Coordinate with the City and FDOT to request an extension of the turn lane to the east (by approximately 150'). This extension would allow for left turns off westbound N. Roosevelt Boulevard onto the property for both current curb cut entrances. The coordination of this work will occur as a part of the current milling and resurfacing project programmed for N. Roosevelt Boulevard in 2024 on the FDOT project list.
5. During all phases of construction, temporary fencing and erosion barriers shall be installed and maintained. All adjacent City streets and sidewalks shall be kept clean and clear of construction debris.
6. All sidewalks and walkways shall have a minimum 36-inch width and clearance

from objects and landscaping. Five feet is preferred wherever possible. Flexi-pave shall be utilized in all instances in which sidewalks or parking area is in close proximity to trees. Pavement and sidewalk installation and repaving shall occur with oversight from the Urban Forester.

7. Stormwater retention volume is based on land development regulations, Sec. 108-777 of the Key West Code of Ordinances water quality criteria, where paragraph (2)a states commercial projects shall provide at least one-half inch of dry retention pretreatment. Capacity of existing stormwater management system will be field tested and evaluated. Applicant will provide additional stormwater retention volume if necessary, and/or make repairs to existing exfiltration systems.

Conditions prior to the City Commission hearing:

8. Final Landscape approval required from the Tree Commission.
9. An irrigation plan is required to be submitted for approval prior to placement on the City Commission agenda.

Conditions prior to issuance of a building permit:

10. Approval of a Public Art Plan shall be obtained from the AIPP Board, pursuant to City Code Section 2-487, and may include payment of an in-lieu fee.
11. A landscape maintenance plan and palm transplantation plan is required to be submitted to the Urban Forestry Manager for approval.

Conditions prior to issuance of a Certificate of Occupancy:

12. On-site artwork shall be installed and inspected by the City pursuant to Code Section 2-487.
13. Prior to issuance of a Certificate of Occupancy a recorded affordable housing deed restriction for the two residential units must be submitted to the City of Key West.
14. Per City Code, Section 108-997 (e), building permits for the two affordable housing units shall be obtained within two (2) years of the BPAS final determination award date. If a building permit is not issued within that timeframe, the allocated units will revert back to the City as a recovered unit for allocation during the following sequential award year.
15. Prior to the issuance of a Certificate of Occupancy, the applicant must submit certification that the two affordable housing units are built to LEED standards as stated in the BPAS award application.

Section 3. This resolution does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

Section 4. This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Section 5. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order shall be rendered to the Florida Department of Economic

Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for 45 days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the 45-day review period, the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 19th day of May 2022.

Authenticated by the Chair of the Planning Board and the Planning Director.


Sam Holland, Planning Board Chair

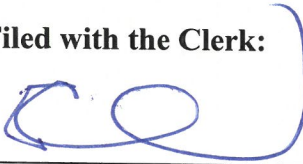
6/21/22
Date

Attest:


Katie P. Halloran, Planning Director

6/21/2022
Date

Filed with the Clerk:


Cheryl Smith, City Clerk

6-22-22
Date

 Chairman
KPIT Planning Director



ARCHITECTS
PLANNERS
INTERIORS
DESIGNERS

1235 Coral Way
 Miami, FL 33145
 305-442-0142
 AA26033107

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Proposed
Keys Auto
Center
Auto
Dealership

Address:
 1618 N. Roosevelt
 Blvd
 Key West, FL
 33040

ISSUE DATE: 05.04.22
 JOB NO.: 1618KEY
 SHEET NO.: 1618KEY-01

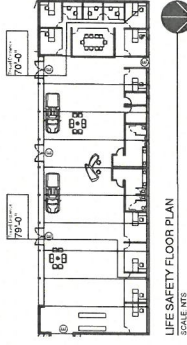
JULY 04, 2022
 JRM/DAW
 1618KEY-01

A1.1

BUILDING TYPE II B PROTECTED

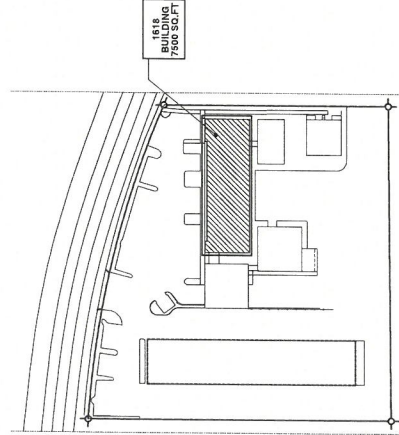
LIFE SAFETY NOTES

1. 250'-0" MAX TRAVEL DISTANCE TO EXITS IF NOT SPRINKLERED OR 250'-0" IF SPRINKLERED IN NEW OCCUPANCIES (IFPC 6TH EDITION (2020) 101 37.2.6.2)
2. 200'-0" MAX TRAVEL DISTANCE TO EXITS IF NOT SPRINKLERED OR 300'-0" IF SPRINKLERED IN EXISTING OCCUPANCIES (IFPC 6TH EDITION (2020) 101 38.2.6.2)
3. COMMON PATH OF TRAVEL FOR OCCUPANT LOAD OF 49 OR LESS (FBC, BUILDING 6TH EDITION (2020) 1106.2.1) OR 80 OR LESS (FBC, BUILDING 6TH EDITION (2020) 1106.2.2)
4. INTERIOR FINISH REQUIREMENTS:
 - a. SPRINKLERED IN
 - i. B FOR INTERIOR EXIT STAIRWAYS AND RAMPS AND EXIT PASSAGEWAYS
 - ii. A FOR INTERIORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND RAMPS
 - iii. C FOR ROOMS AND ENCLOSED SPACES

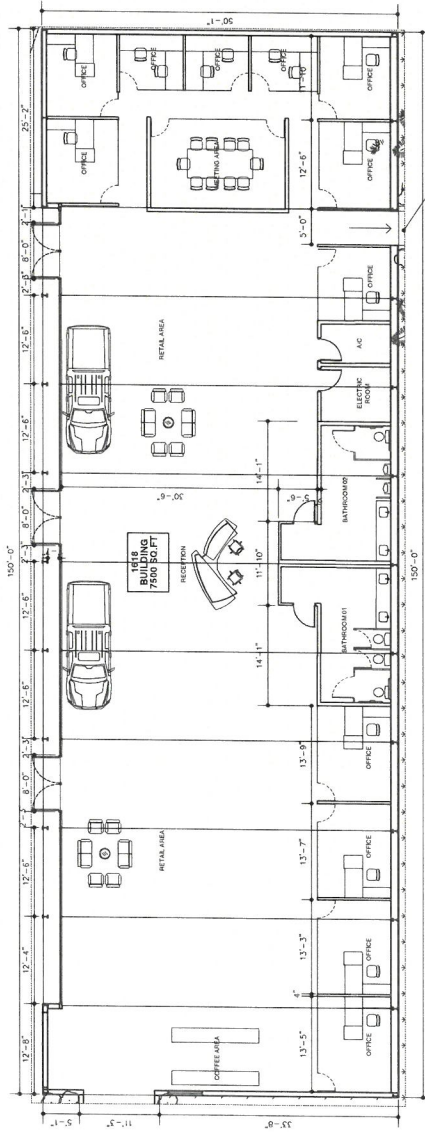


LIFE SAFETY FLOOR PLAN
 SCALE: 1/8" = 1'-0"

OCCUPANCY	SF.	SF/PPL
RETAIL	4860 SF / 30 PPL	161 PPL
OFFICES	2640SF / 30PPL	87 PPL
TOTAL	7500 S.F.	248 PPL



KEY PLAN
 SCALE: 1/8" = 1'-0"



FLOOR PLAN BUILDING 1618
 SCALE: 1/8" = 1'-0"

NOTE:
 ALL BUILDINGS TO BE PROTECTED WITH
 AUDIBLE AND VISUAL FIRE ALARM
 SYSTEM WITH ALL THE REQUIRED
 DEVICES AND PULL STATIONS PER
 FLORIDA FIRE PREVENTION CODE 2020
 EDITION AND SPRINKLER FIRE
 SUPPRESSION SYSTEMS.

3



Proposed
**Keys Auto
Center**
**Auto
Dealership**

Address:
1618 N. Pinecrest
Bldg. 1
Key West, FL
33040

ISSUE DATE: 05.04.22

CDL/BJK/TJ/SJ

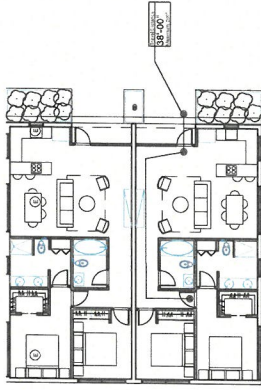
ALL DIM. IN FEET
AND INCHES

A1.2

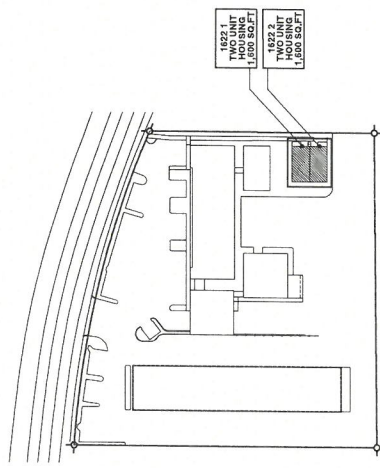
**BUILDING TYPE II B
BUILDING TO BE SPRINKLERED
NEW / EXISTING ONE AND TWO FAMILY DWELLINGS (R-3)**

1. IN NEW, NON-SPRINKLERED BUILDINGS, EVERY STORY MORE THAN 2,000 SQFT SHALL HAVE (2) PRIMARY MEANS OF ESCAPE.
2. ANY REQUIRED PATH OF TRAVEL IN A MEANS OF ESCAPE SHALL NOT PASS THROUGH ANOTHER ROOM OR APARTMENT NOT BEING TRAVELLED THROUGH FROM THE MEANS OF ESCAPE THROUGH A BATHROOM OR OTHER SPACE SUBJECT TO LOCKING.
3. DOORS IN THE PATH OF TRAVEL OF A MEANS OF ESCAPE, OTHER THAN BATHROOMS AND DOORS SERVING A ROOM NOT BEING TRAVELLED THROUGH FROM THE MEANS OF ESCAPE, SHALL MEET THE FOLLOWING REQUIREMENTS:
 - a. SPRINKLERED R-3
 - b. C FOR INTERIOR EXIT STAIRWAYS AND RAMP AND EXIT STAIRWAYS AND RAMP
 - c. C FOR CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND RAMP
 - iii. C FOR ROOMS AND ENCLOSED SPACES

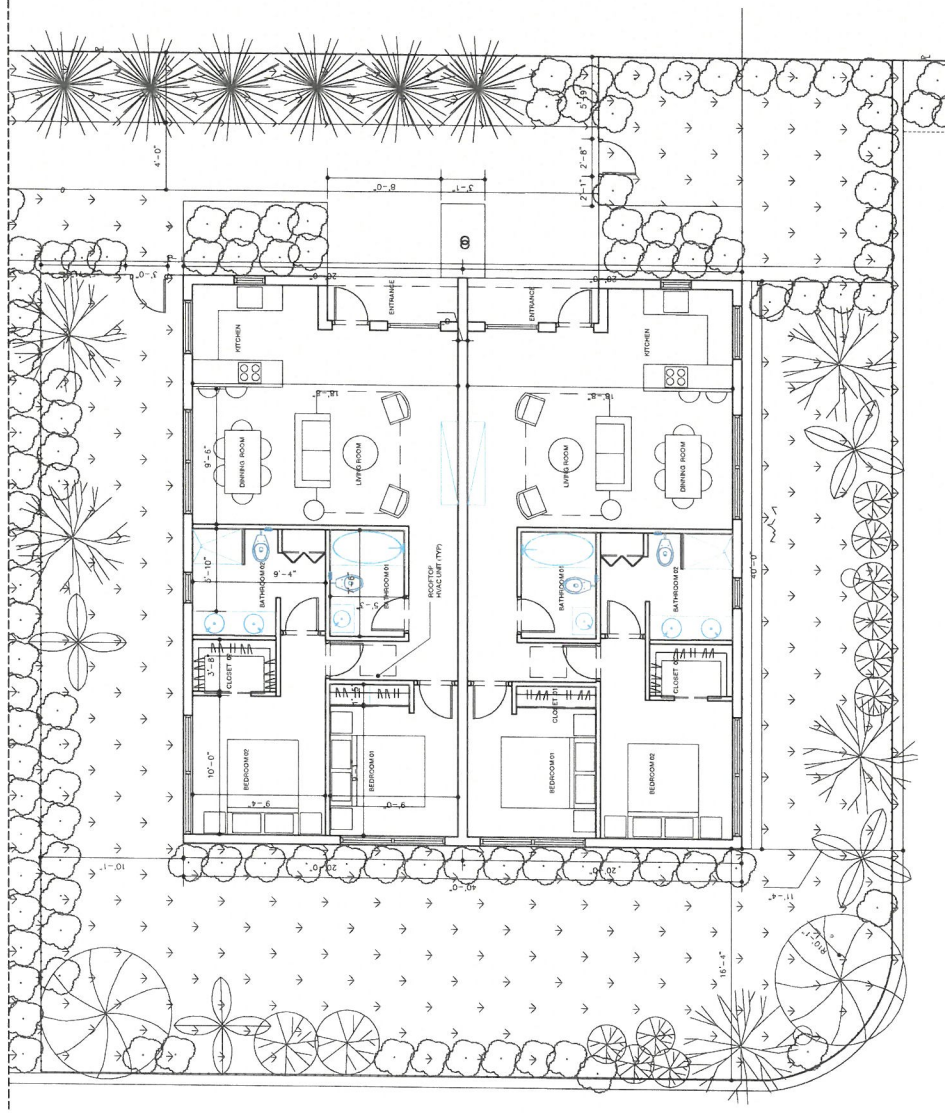
NOTE:
ALL BUILDINGS TO BE PROTECTED WITH AUDIBLE AND VISUAL FIRE ALARM SYSTEM WITH ALL THE REQUIRED DEVICES AND PULL STATIONS PER FLORIDA FIRE PREVENTION CODE 2020 EDITION AND SPRINKLER FIRE SUPPRESSION SYSTEMS.



LIFE SAFETY FLOOR PLAN
SCALE: 1/8" = 1'-0"



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



FLOOR PLAN 1622 1/2
SCALE: 1/4" = 1'-0"

4



Proposed
Keys Auto
Center
Auto
Dealership

Address:
1618 161st Avenue
Key West, FL
33040

BSIDE DATE 01.04.22
DRAWN BY WEST

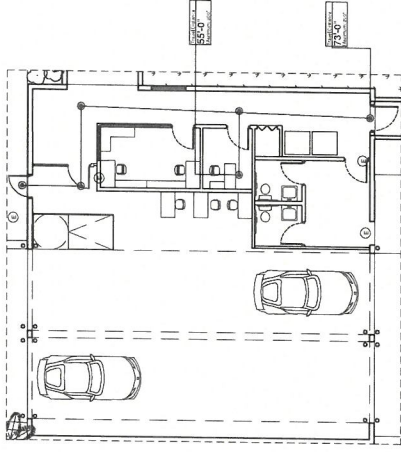
AND DON MALKER
TEAM PLANNING

A1.3

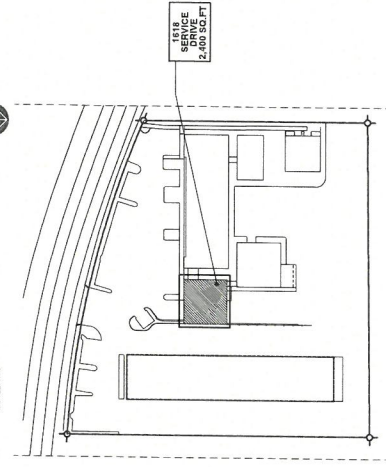
BUILDING TYPE II B PROTECTED
NEW / EXISTING WAREHOUSE (M)

BUILDING TO BE SPRINKLERED

1. 250'-0" MAX TRAVEL DISTANCE TO EXITS IF NOT SPRINKLERED OR 250'-0" IF SPRINKLERED IN NEW OCCUPANCIES (IFPG, 6TH EDITION (2020), I.O.I. 37.2.6.2)
2. 200'-0" MAX TRAVEL DISTANCE TO EXITS IF NOT SPRINKLERED OR 300'-0" IF SPRINKLERED IN EXISTING OCCUPANCIES (IFPG, 6TH EDITION (2020), I.O.I. 38.2.6.2)
3. COMMON PATH OF TRAVEL FOR OCCUPANT LOAD OF 49 OR LESS (FBC, BUILDING, 6TH EDITION (2020) 1.006.2.1);
a. 75'-0" MAX FOR OCCUPANT LOAD OF 30 OR LESS
b. 75'-0" MAX FOR OCCUPANT LOAD OF 31 OR MORE
c. 75'-0" MAX WITH SPRINKLER SYSTEM
4. INTERIOR FINISH REQUIREMENTS:
 - a. C FOR ROOMS AND ENCLOSED SPACES
 - b. SPRINKLERED M
 - c. B FOR INTERIOR EXIT STAIRWAYS AND RAMPS AND EXIT PASSAGeways
 - d. C FOR CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS, AND ILL.C FOR ROOMS AND ENCLOSED SPACES



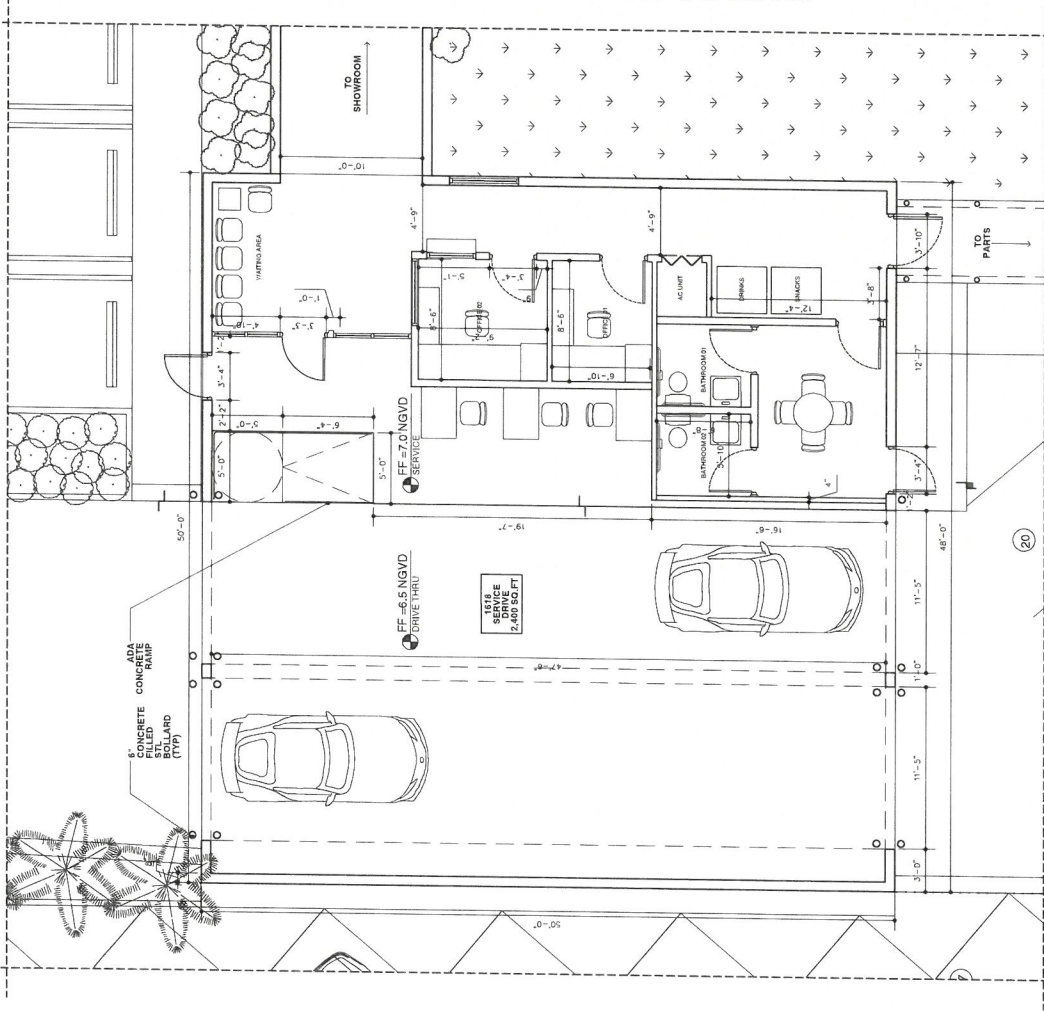
LIFE SAFETY FLOOR PLAN
SCALE 1/8" = 1'-0"



KEY PLAN
SCALE 1/4" = 1'-0"

OCCUPANCY USE	SF.	SF/PPL
DRIVE THRU	1330 SF / 30 PPL	45 PPL
RETAIL	1070 SF / 30 PPL	36 PPL
TOTAL	2400 SF	81 PPL

NOTE:
ALL BUILDINGS TO BE PROTECTED
WITH A VISIBLE AND VISUAL FIRE
ALARM SYSTEM WITH THE
REQUIRED DEVICES AND PULL
STATIONS PER FLORIDA FIRE
PREVENTION CODE 2020 EDITION AND
SPRINKLER FIRE SUPPRESSION
SYSTEMS.



FLOOR PLAN 1618 SERVICE DRIVE
SCALE 1/4" = 1'-0"



Proposed

Keys Auto
Center

Auto
Dealership

Address:
1616 N. Roosevelt
Bvd
Key West, FL
33040

ISSUE DATE: 06.06.22

SCALE: 1/8"=1'-0"

DATE: 06.06.22

SCALE: 1/8"=1'-0"

DATE: 06.06.22

SCALE: 1/8"=1'-0"

DATE: 06.06.22

SCALE: 1/8"=1'-0"

DATE: 06.06.22

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DATE: 06.06.22

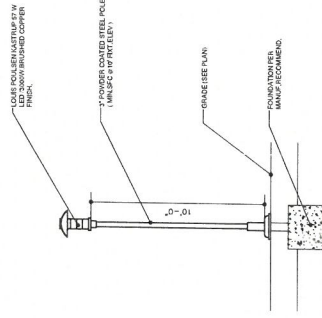
SCALE: 1/8"=1'-0"



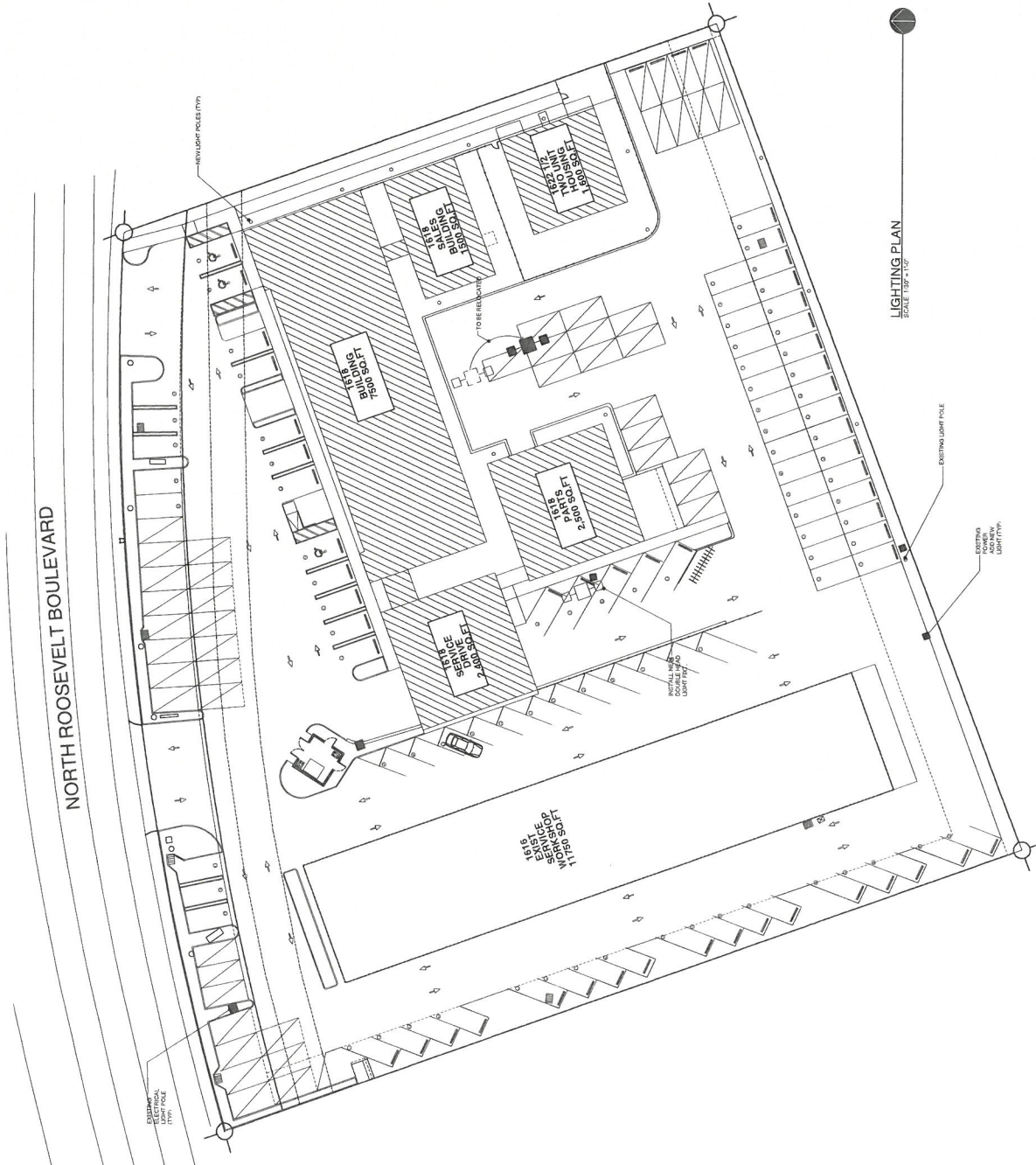
LOCATION MAP
CITY OF KEY WEST & STOCK ISLAND

NOTE: UNLESS OTHERWISE
SHOWN, ALL POLE MOUNTED LIGHTS
ARE EXISTING

LIGHTING LEGEND	
EXISTING LIGHT POLE	○
ELECTRICAL POLE	■
NEW LIGHT POLE 10'	○
PROPOSED BUILDINGS	▨
EXISTING STRUCTURE	▭
EXIST. POWER POLE WITH LIGHTS	○



PEDESTRIAN SIDEWALK LIGHTS (S)
SCALE: 1/8"=1'-0"



LIGHTING PLAN
SCALE: 1/8"=1'-0"

7



RENDER IMAGE 01
SCALE 1/4"

RENDER IMAGE 02
SCALE 1/4"



RENDER IMAGE 03
SCALE 1/4"



RENDER IMAGE 04
SCALE 1/4"

Keys Auto
Center

Auto
Dealership

Address:
1616 N. Roosevelt
Bldg
Key West, FL
33040

ISSUE DATE: 05.04.20

DCR-REVISED:

JULY 04, 14:42:27

FILE: 001231



SALMAN & ASSOCIATES

ARCHITECTS
PLANNERS
INTERIORS
DESIGNERS

1215 Canal Way
Miami, FL 33136
305-542-0142

AX2603307

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Proposed

Keys Auto
Center

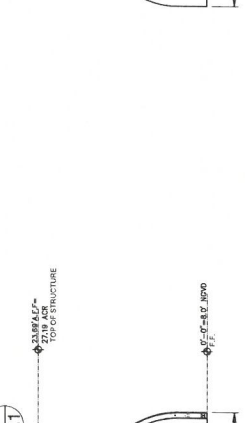
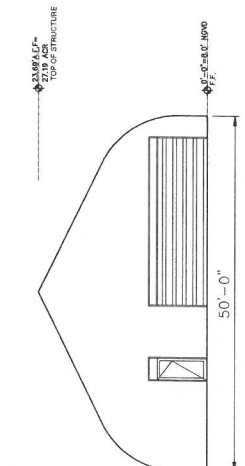
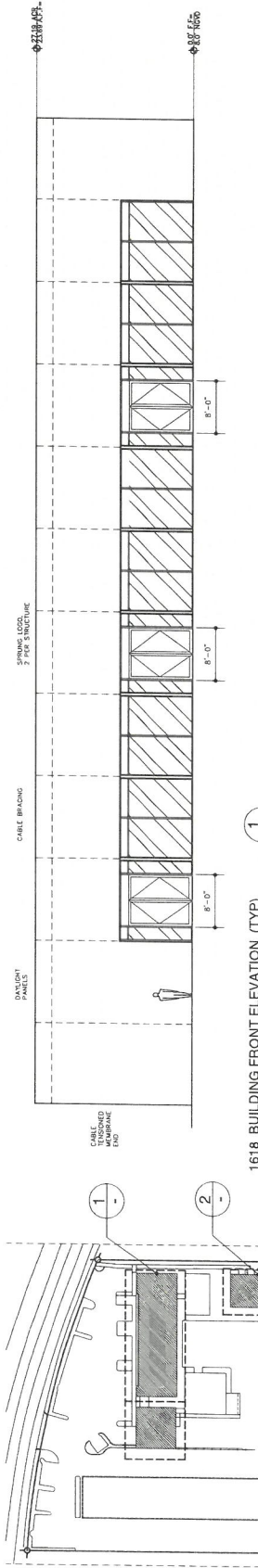
Auto
Dealership

Address:
1618 N. Crossstreet
Key West, FL
33040

ISSUE DATE: 05.06.22
SCALE: 1/4" = 1'-0"

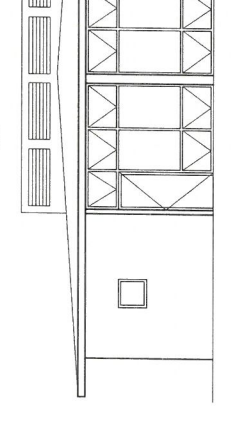
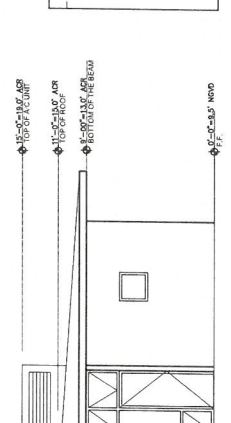
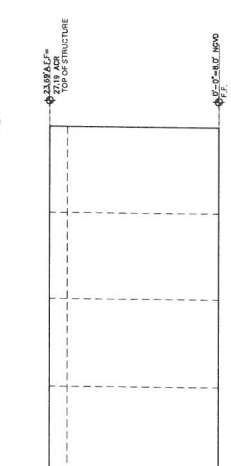
JAN. 04. 14. 22
S&A PROJECT

A5.0



1618 SERVICE DRIVE FRONT ELEV.
SCALE: 1/4" = 1'-0"

1618 BUILDING SECTION
SCALE: 1/4" = 1'-0"



1618 SERVICE DRIVE SIDE ELEV.
SCALE: 1/4" = 1'-0"

1622 1/2 HOUSING UNIT FRONT ELEVATION
SCALE: 1/4" = 1'-0"

1622 1/2 HOUSING UNIT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

LEGEND:
AFF - ABOVE FINISH FLOOR
FF - FINISH FLOOR
FIN - FINISH TOP OF ROAD
NVD - NATIONAL GEODETIC VERTICAL DATUM

10



Proposed

Keys Auto
Center

Auto
Dealership

Address:
1618 N. Roosevelt
Blvd.
Key West, FL
33040

ISSUE DATE: 06.14.12

SCALE: 1/8" = 1'-0"

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

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

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SCALE: 6 3/4" = 1'-0"

SCALE: 7" = 1'-0"

SCALE: 7 1/4" = 1'-0"

SCALE: 7 1/2" = 1'-0"

SCALE: 7 3/4" = 1'-0"

SCALE: 8" = 1'-0"

SCALE: 8 1/4" = 1'-0"

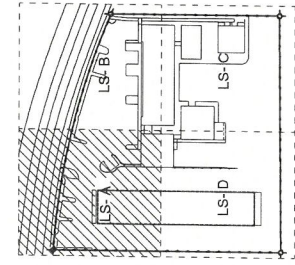
SCALE: 8 1/2" = 1'-0"

AS SHOWN
DATE: 06/14/12
BY: [Signature]

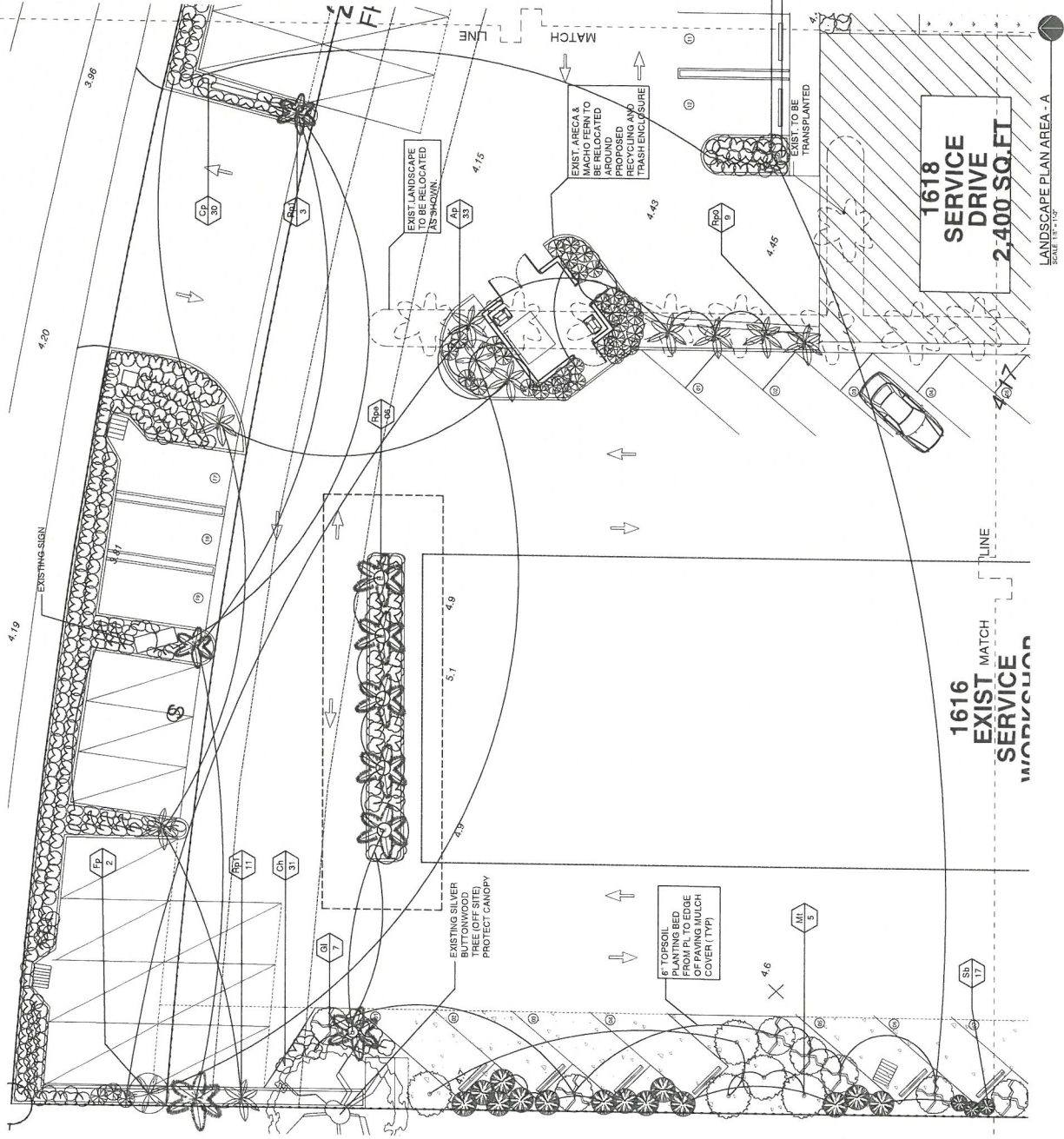
LS-A

LANDSCAPE SCHEDULE FOR AREA A		No.	SIZE / NOTES
Rp0	EXISTING ROYAL PALM TREE (TRANSPLANTED)	9	12-14" GREY TRUNK
Rp0	EXISTING PALM TREE	6	12-14" GREY TRUNK
Rp1	NEW ROYAL PALM TREE	3	12-14" GREY TRUNK
Fp	FAN PALM TREE	02	12-14" GREY TRUNK
Ap	ARECA PALM	33	3 GAL 8-0" 8-0"
Mf	SILVER BUTTWOOD (SMALL BUSH)	187	3 GAL, 18"
Sb	SILVER BUTTWOOD (LARGE BUSH)	17	7 GAL (24"-30")
Cb	SILVER BUTTWOOD	1	12-14" TRUNK, 4 DBH
Cp	COCOPALM	48	3 GAL, 24"
Sod	SOD		250 SF.
Gl	GUMBO LIMBO TREE	7	4" DBH, 10'-0" SINGLE TRUNK
Mt	MAHOGANY TREE	5	4" DBH, 10'-0" SINGLE TRUNK
Te	6" TOPSOIL & 3" MULCH BED	N/A	1,995.37SF.
Ch	CLUSIA HEDGE	31	7 GAL CLUSIA ROSEA

NOTE: ALL LANDSCAPE AREAS TO BE IRRIGATED W/ DRIP IRRIGATION ONLY SYSTEM (BY OTHERS) TO BE INCLUDED IN PERMIT.
-COUNTS ARE FOR THIS QUANT ONLY.



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



1618 SERVICE DRIVE
2,400 SQ. FT.
LANDSCAPE PLAN AREA - A
SCALE: 1/8" = 1'-0"

19



Proposed
Keys Auto
Center
Auto
Dealership

Address:
1618 N. Roosevelt
Blvd
Key West, FL
33040

ISSUE DATE: 05.14.22

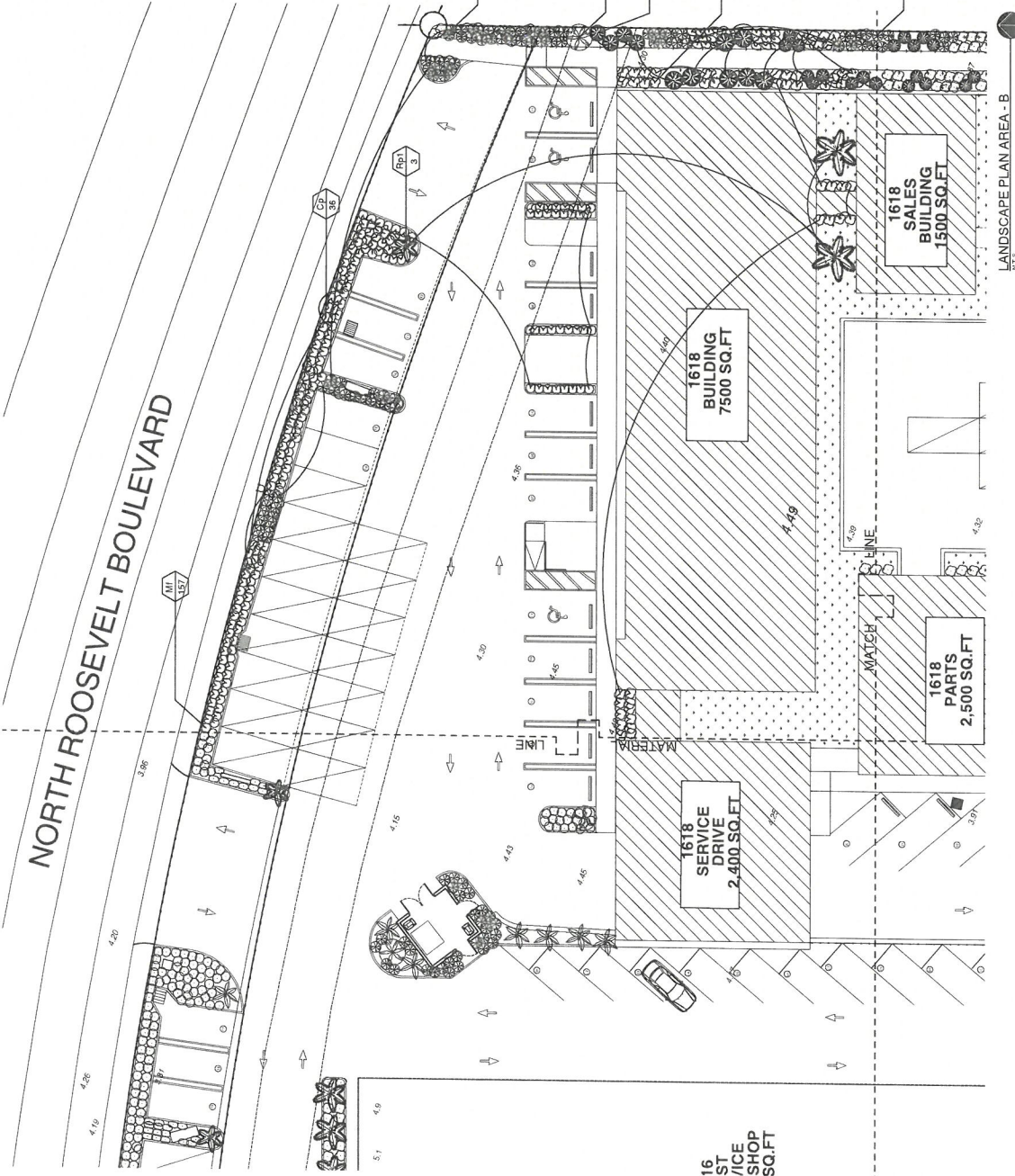
SCALE: 1/8"=1'-0"

1618 N. ROOSEVELT
BLVD. KEY WEST,
FL 33040

LS-B

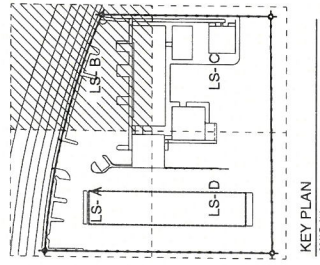
LANDSCAPE SCHEDULE FOR AREA B		No.	SIZE/ NOTES
Rp1	NEW: ROYAL PALM TREE	3	12'-14" GREY TRUNK
Fp	FAN PALM TREE	1	12'-14" GREY TRUNK
Ap	ARECA PALM	72	3 GAL. 6'-0" & 6'-0"
Mf	SILVER BUTTWOOD (SMALL BUSH)	157	3 GAL. 18"
Sb	SILVER BUTTWOOD (LARGE BUSH)	20	7 GAL. (24"-30")
Ch	CLUSIA HEDGE	38	7 GAL. (4'-0" HIGH) #28 STAGGERED
Spd	SOD	SF/A	2994 SF.

NOTE: ALL LANDSCAPE AREAS TO BE IRRIGATED W/ DRIP IRRIGATION ONLY SYSTEM (BY OTHERS) TO BE INCLUDED IN PERMIT.



16 ST / ICE SHOP SQ. FT.

LANDSCAPE PLAN AREA - B
NOT TO SCALE



KEY PLAN
SCALE: 1/8" = 1'-0"

15



**ARCHITECTS
PLANNERS
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DESIGNERS**

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Blvd
Key West, FL
33040

ISSUE DATE: 05.14.22
CONTRACT NO.:
PROJECT NO.:
DATE:
SCALE:
BY:
CHECKED BY:
APPROVED BY:

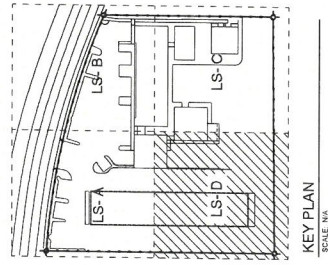
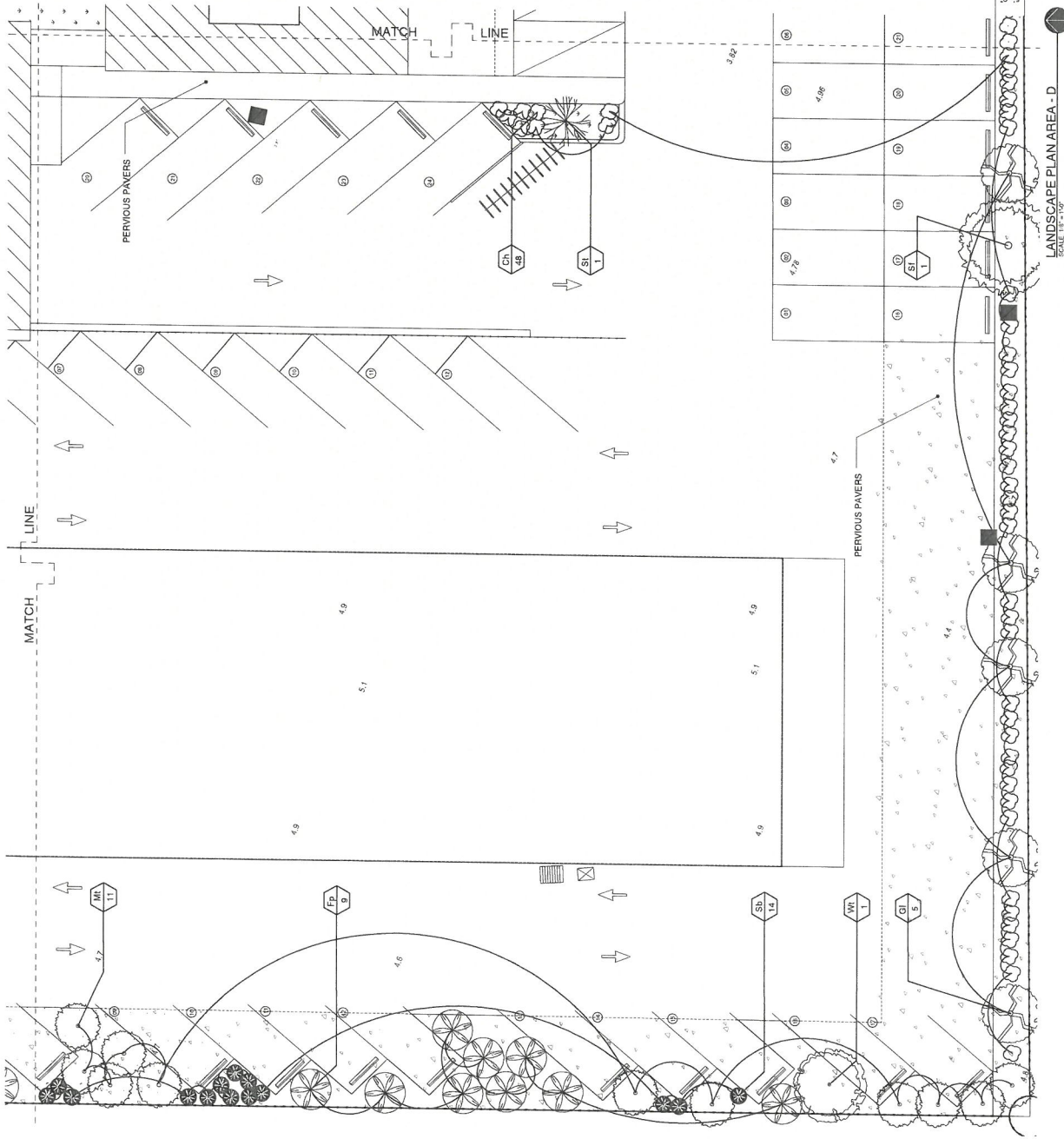
JOB NO. 14-0427
DATE: 04.23.21

LS-D

LANDSCAPE SCHEDULE FOR AREA D

COMMON NAME	BOTANICAL NAME	N ₆	TYPE
SILVER BUTTWOOD (LARGE BUSH)	CONDORPUS ERECTUS	14	7 GAL (24" x 30")
CLUSIA HEDGE	CLUSIA ROSEA	315	7 GAL (4'0" HIGH) @ 24" STAGGERED
GUMBO LIMBO TREE	BURSERIA SIMARUBA	5	4" DBH
MAHOAGANY TREE	SWIETENIA MACROPHYLLA	11	4" DBH
6" TOPSOIL & 3" MULCH BED SEE PLAN		N/A	5,619.32 SF.
FAN PALM	WASHINGTONIA LIVINGSTONEAE	9	8'-12" HEIGHT
SIMPSON'S STOPPER TREE	MYRCIANTHES FRAGRANS	1	5' HEIGHT, 3" DBT
WOMAN'S TONGUE TREE, EXIST.	ALBIZIA LEBBECK	1	12' HEIGHT
STRANGLER FIG, EXIST.	FIGUS AUREA	1	8'-12" HEIGHT

NOTE: ALL LANDSCAPE AREAS TO BE IRRIGATED W/ DRIP IRRIGATION ONLY SYSTEM (BY OTHERS) TO BE INCLUDED IN PERMIT.



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C-1.1

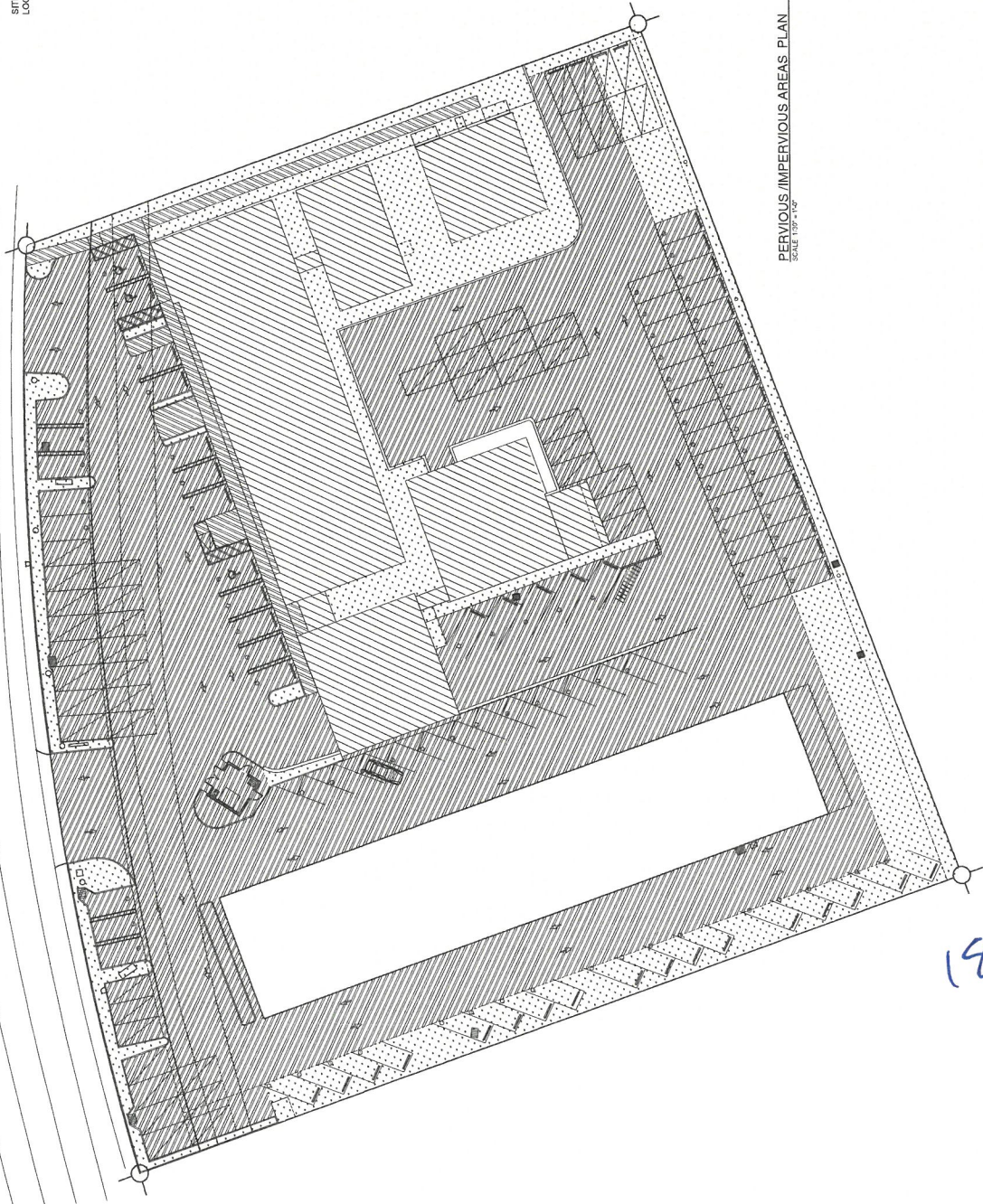


SITE
LOCATION

LOCATION MAP
CITY OF KEY WEST & STOCK ISLAND

PERVIOUS/IMPERVIOUS AREAS LEGEND	
	PAVED/BUILDING IMPERVIOUS AREA 88,414 SF
	LANDSCAPE/PERVIOUS AREA 20,156 SF
	NEW BUILDINGS AREAS 15,200 SF
	EXISTING BUILDING AREA 11,750 SF
TOTAL LOT AREA 120,321 SF	

NORTH ROOSEVELT BOULEVARD



PERVIOUS/IMPERVIOUS AREAS PLAN
SCALE: 1/32" = 1'-0"

18



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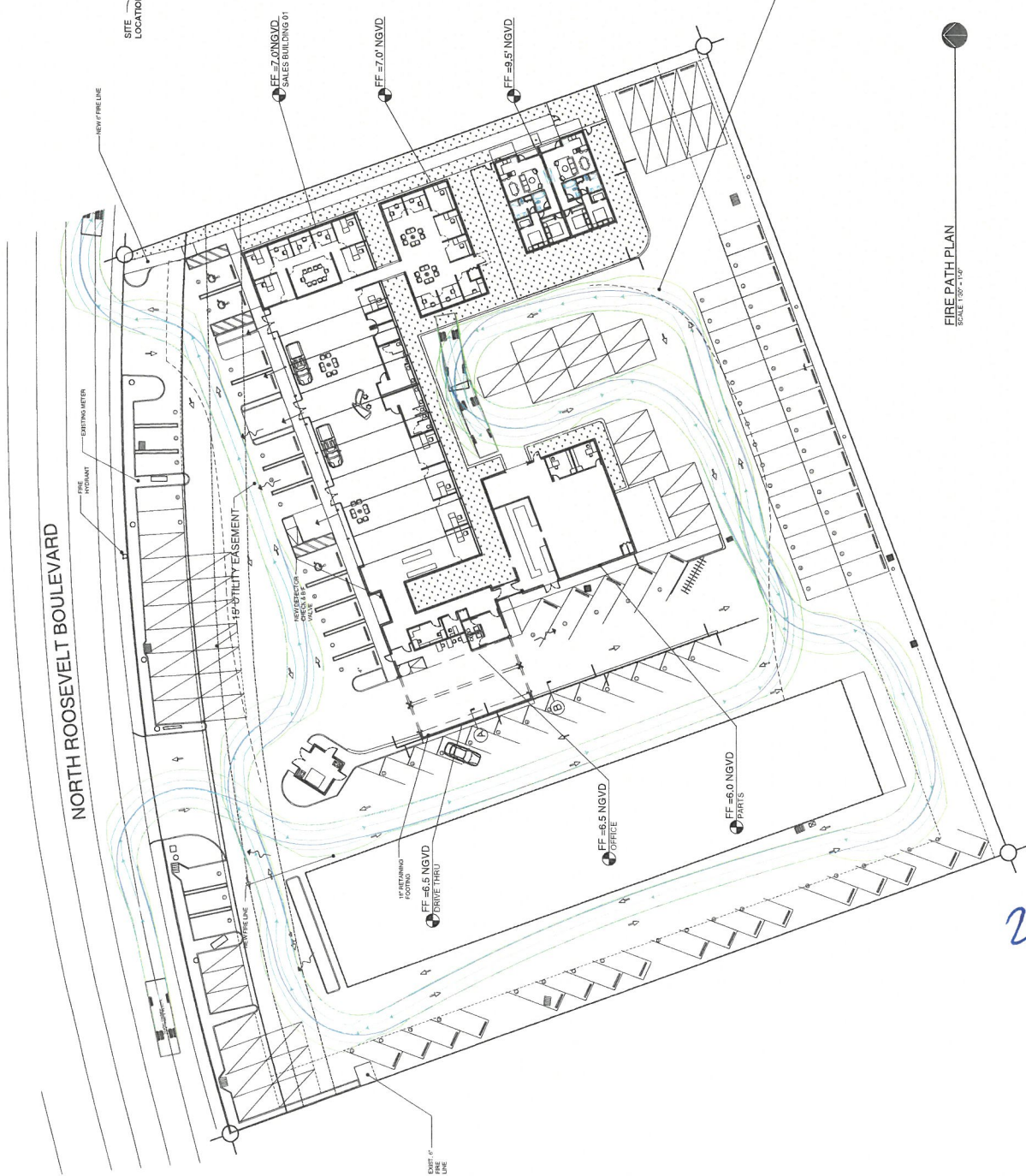
F-1



LOCATION MAP
CITY OF KEY WEST & STOCK ISLAND

TURNING PERFORMANCE ANALYSIS

PARAMETERS	VALUES
INSIDE CRAMP ANGLE	45°
AXLE TRACK	82.92 in.
WHEEL OFFSET	4.68 in.
TREAD WIDTH	15.9 in.
CHASSIS OVERHANG	78 in.
ADDITIONAL BUMPER DEPTH	19 in.
FRONT OVERHANG	97 in.
WHEELBASE	177.5 in.
CALCULATED TURNING RADII	
INSIDE TURN	13 ft. 9 in.
CURB TO CURB	27 ft. 4 in.
WALL TO WALL	32 ft. 3 in.



FIRE PATH PLAN
SCALE: 1"=10'-0"

20