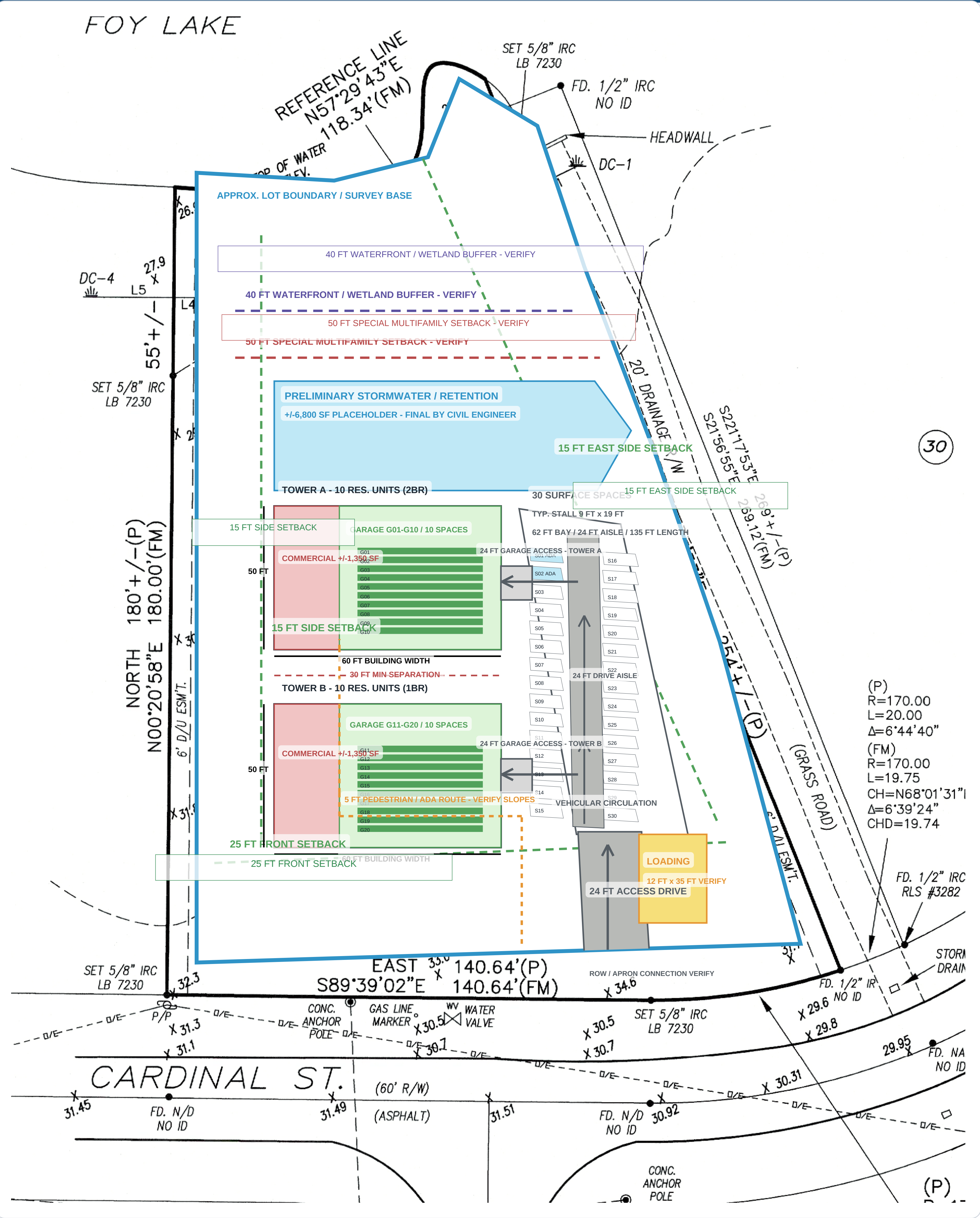


2932 CARDINAL ST, DELTONA, FL - TWO-BUILDING SURVEY OVERLAY

20 residential units in two buildings + commercial + garage parking + setbacks + stormwater | 50% transparent overlay



Four-story buildings - each tower has 4 floors.

Conceptual overlay clipped inside survey lot boundary - proposal shown at 50% transparency

Site / Use	Value
Lot area	36,590 SF / 0.84 AC
Residential program	20 units: 10 x 1BR + 10 x 2BR
Density shown	23.8 units/AC - City review req.
Buildings	2 buildings x 10 units each
Tower A	10 units - 2BR
Tower B	10 units - 1BR
Footprint per building	+/-60 FT x 50 FT = +/-3,000 SF
Total building footprint	+/-6,000 SF / 16.4% of lot
Ground floor	Commercial + covered garage parking
Commercial area	+/-2,700 SF total
Garage parking	20 spaces under buildings
Surface parking	30 spaces
Total parking provided	50 spaces
ADA parking	2 spaces at surface parking
Stormwater placeholder	+/-6,800 SF - final by Civil

Parking Calculation	Formula	Spaces
1BR residential	10 units x 1.5	15
2BR residential	10 units x 2.0	20
Residential guest	20 units / 10	2
Residential subtotal		37
Commercial - retail/general	2.7 x 4.44 / 1,000 SF	12
Minimum estimated required		49
TOTAL PROVIDED	G01-G20 + S01-S30	50
Surplus shown		+1

KEY DIMENSIONS SHOWN

Element	Preliminary dimension
Each building footprint	+/-60 FT x 50 FT
Commercial area	+/-1,350 SF/building
Covered garage	10 spaces/building
Garage access drive	24 FT wide
Building separation	30 FT min shown
Surface parking stall	9 FT x 19 FT typical

SETBACKS / AISLAMIENTOS SHOWN

Front setback: 25 FT | Side setback: 15 FT | East side setback: 15 FT
Waterfront / wetland buffer: 40 FT - verify | Special multifamily setback: 50 FT - verify
Building separation shown: 30 FT min.

24 FT wide at frontage
6 FT wide at setbacks

CITY / PERMIT REVIEW FLAGS

- All proposed colored areas were clipped to the approximate lot boundary so they do not visually extend beyond the survey limits.
- Overlay is conceptual and drawn over a raster survey image; final layout must be prepared from CAD survey/topography.
- 20 units on 0.84 AC equals +/-23.8 units/AC; City approval pathway is required.
- Each building contains 10 units; City review is required against the 8 units/building standard.
- Stormwater area is a planning placeholder; final volume, pond/vault size, grading and drainage by Florida licensed Civil Engineer.
- Verify wetlands, flood/BFE/FFE, utilities, fire access, loading, garage access, elevator/vertical access and ADA route.