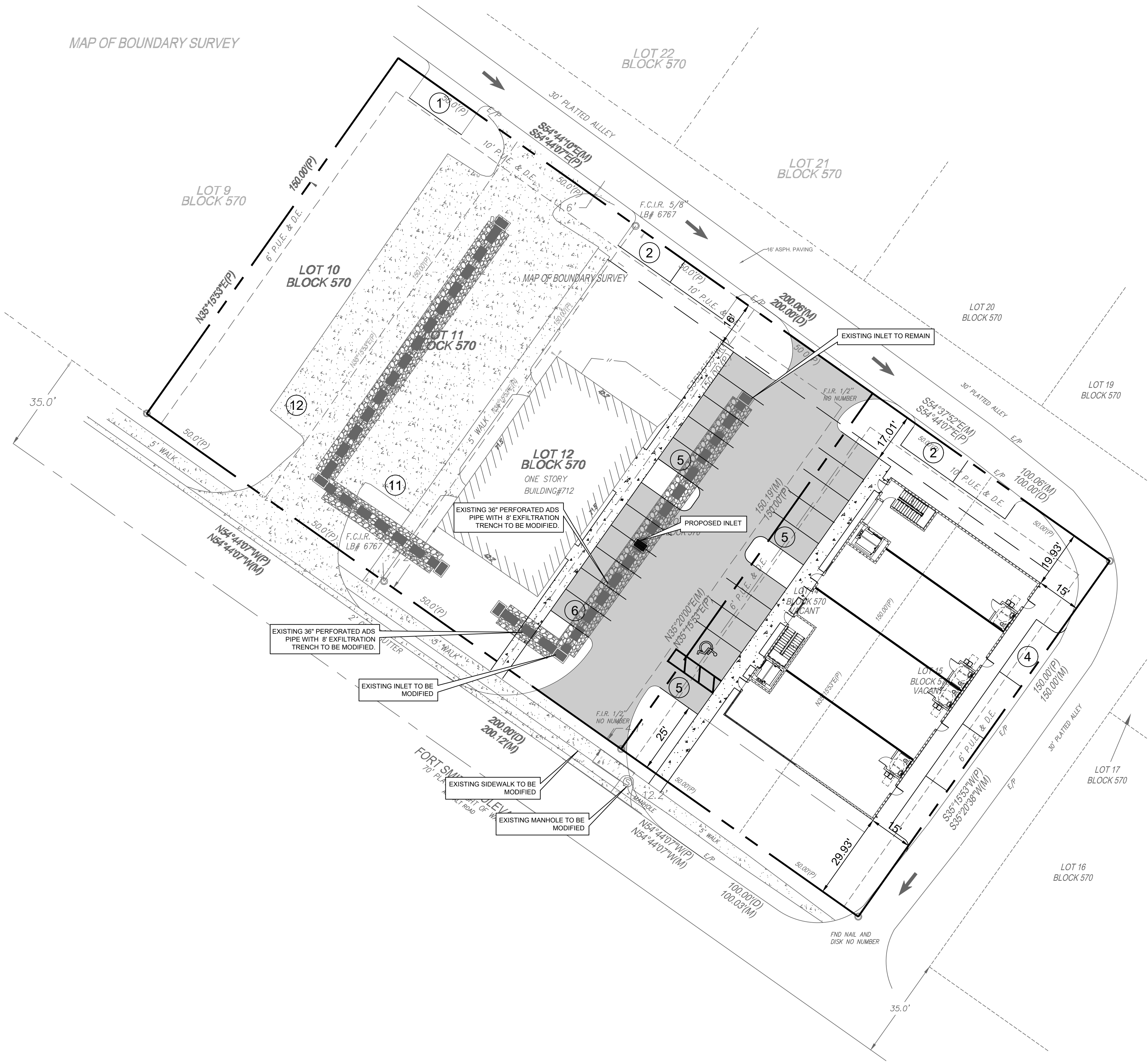




PROPERTY INFO

PROJECT:	DEEZ TREEZ, DELTONA FL
PROPOSED:	CONCEPTUAL PLAN FOR A 12,300 SF BUILDING FOR A RETAIL AND RETAIL STORAGE THAT SERVES AN EXISTING SMOKE SHOP
PARCEL ID:	813019070140 813019070150 812019070110 813019070120
LAND AREA:	±45,000 SF (1.033 AC)
ZONING:	C-1
SETBACKS:	FRONT (FORT SMITH BLVD): 25 FT SIDE STREET (ALLEY): 15 FT REAR (ALLEY): 15 FT
BUFFERS:	FRONT: 25 FT - ROW WEST: 5 FT - PERIMETER EAST: 15 FT - TYPE 3 WEST: 15FT - TYPE 3
FAR:	15,600 SF/45,000 SF = 0.35
LOT COVERAGE:	9,300 SF/45,000 SF = 0.21
ISR:	28,025 SF/45,000 SF = 0.62
PARKING REQUIREMENT:	USES: NEW: 1ST FLOOR: 4900 SF OF RETAIL & 1400 SF OF OFFICE 2ND FLOOR: 6300 SF OF OFFICE EXISTING RETAIL: 3000 SF OFFICE : 7.7 KSF * 3.25 SPACES/KSF = 25 SPACES SHOPPING CENTER: 7.9 KSF * 4.0 SPACES/KSF = 32 SPACES TOTAL OF 57 SPACES (FOR NEW + PROPOSED),
PROPOSED PARKING	53 PARKING SPACES PROVIDED
PROJECT CONTACT:	BARRIOS ENGINEERING CARLOS BARRIOS, P.E. 7575 DR. PHILLIPS BLVD, SUITE 260 ORLANDO, FL 32819 (407)286-2610

CONCEPTUAL PLAN

CP1

DEEZ TREEZ
704 FORT SMITH BLVD
DELTONA, FL 32738

PROJECT NO.:
26-073

