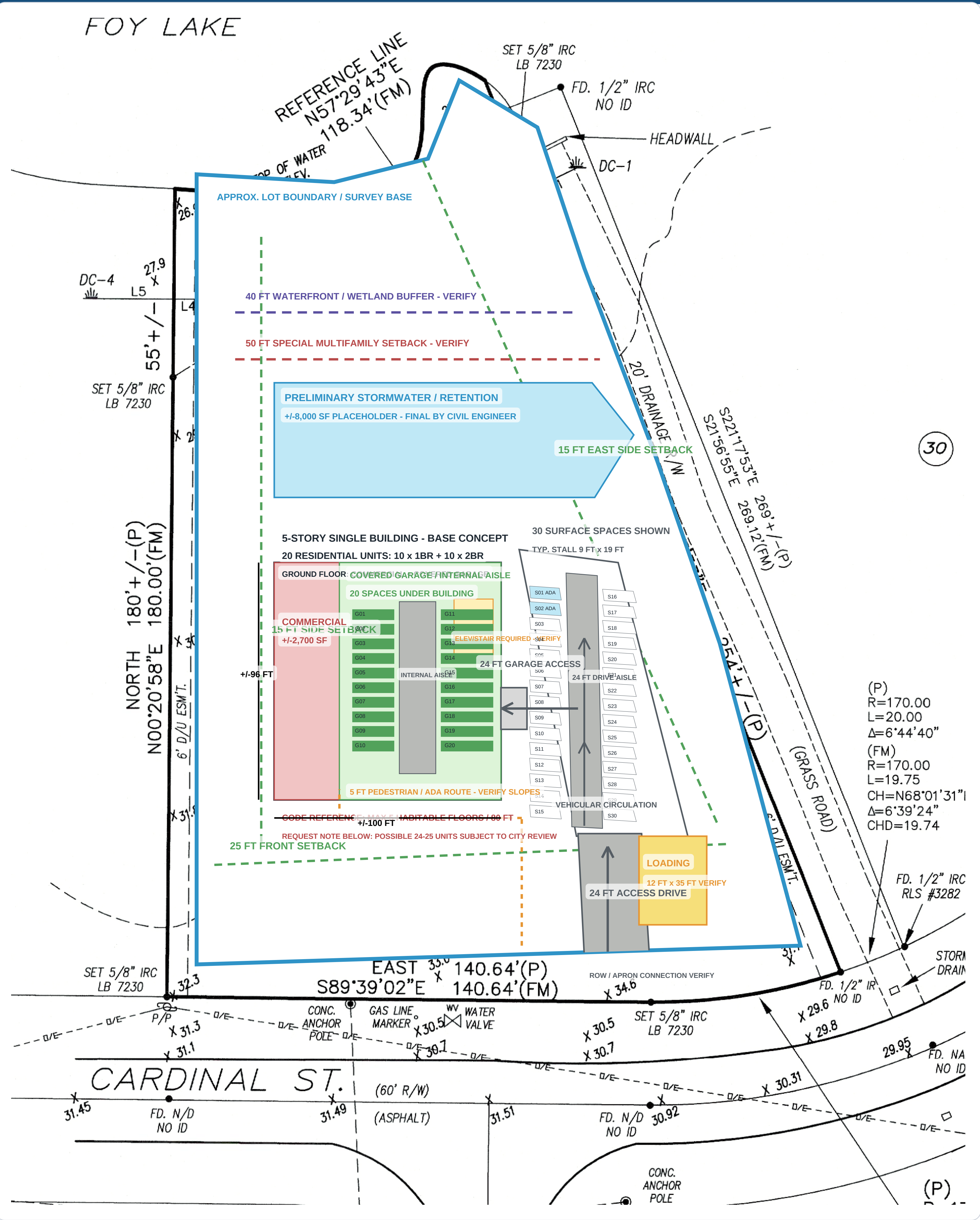


2932 CARDINAL ST, DELTONA, FL - SINGLE-BUILDING SURVEY OVERLAY

Base concept: 20 residential units + ground-floor commercial + covered garage + surface parking | 5-story code note



SINGLE-BUILDING / 20 UNIT BASE CONCEPT

Independent planning overlay - 5-story building code note and City request note

Project / Code Item	Value
Lot area	36,590 SF / 0.84 AC
Urban code reference	City of Deltona Code Sec. 110-311 RM-2
Height reference	80 FT max / not over 5 habitable floors
Base residential program	20 units: 10 x 1BR + 10 x 2BR
Density shown	23.8 units/AC - City review req.
Building	1 building / one block
Footprint shown	+/-9,600 SF
Building coverage	26.2% of lot; 40% max reference
Ground floor	Commercial + covered garage + internal aisle
Commercial area	+/-2,700 SF
Garage parking	20 spaces under building
Surface parking	30 spaces
Total parking provided	50 spaces
ADA parking	2 spaces at surface parking
Stormwater placeholder	+/-8,000 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
Building footprint	+/-9,600 SF
Building concept dimensions	+/-100 FT x +/-96 FT
Commercial area	+/-2,700 SF
Covered garage	20 spaces + internal aisle
Garage access drive	24 FT wide
Surface parking stall	9 FT x 19 FT typical
Surface drive aisle	24 FT wide
Driveway/apron	24 FT wide at frontage
Pedestrian/ADA route	5 FT min. - slopes to verify
Landscaping	10 FT x 10 FT typical

CITY CONSIDERATION NOTE

The base concept shown on this sheet is for 20 residential units within a 5-story mixed-use building. Applicant requests City feedback on whether an addendum, waiver, variance, density bonus, PUD, development agreement, affordable housing pathway, or other applicable approval mechanism could allow a future increase to 24 or 25 residential units. Any increase would be subject to City review and to all required adjustments, including but not limited to additional parking spaces, stormwater/retention volume, traffic/fire access, utilities, loading, ADA/elevator access, wetlands/floodplain review, and final engineering design.

Reference parking impact for future study only:

Future option	Preliminary parking	Planning note
24-unit study	approx. 57 spaces required	requires added parking or approved reduction
25-unit study	approx. 59 spaces required	requires added parking or approved reduction