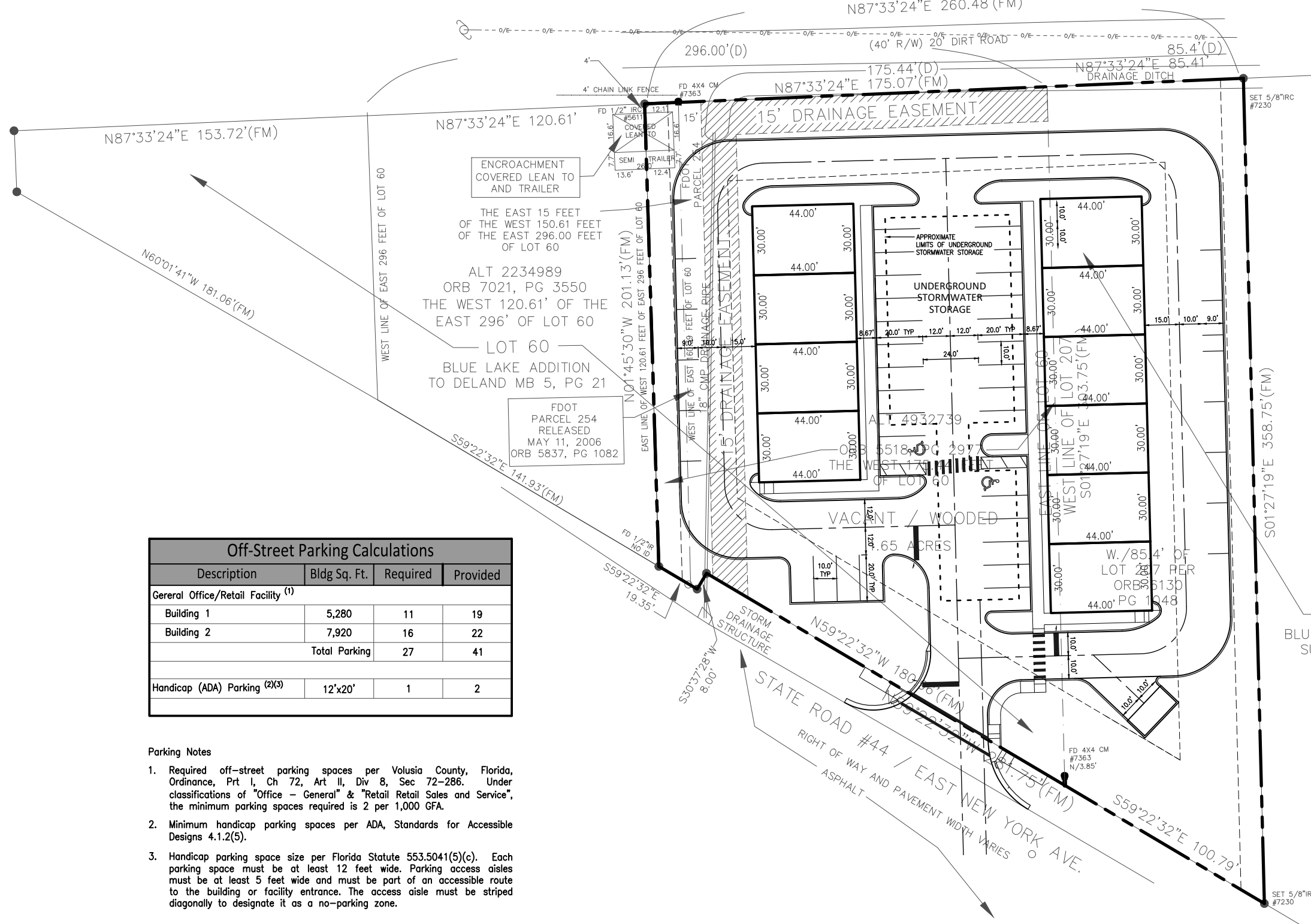


EAST NEW YORK AVENUE (PLAT)
TALMADGE GARDENS ROAD (POSTED)
N87°33'24"E 260.48'(FM)



Off-Street Parking Calculations			
Description	Bldg Sq. Ft.	Required	Provided
General Office/Retail Facility (1)			
Building 1	5,280	11	19
Building 2	7,920	16	22
Total Parking		27	41
Handicap (ADA) Parking (2)(3)			
	12'x20'	1	2

Parking Notes

- Required off-street parking spaces per Volusia County, Florida, Ordinance, Prt I, Ch 72, Art II, Div 8, Sec 72-286. Under classifications of "Office - General" & "Retail Retail Sales and Service", the minimum parking spaces required is 2 per 1,000 GFA.
- Minimum handicap parking spaces per ADA, Standards for Accessible Designs 4.1.2(5).
- Handicap parking space size per Florida Statute 553.5041(5)(c). Each parking space must be at least 12 feet wide. Parking access aisles must be at least 5 feet wide and must be part of an accessible route to the building or facility entrance. The access aisle must be striped diagonally to designate it as a no-parking zone.

Site Data		
Project Site Area	1.65 ac	71,668.8 sf
Parcel Identification (Alternate Key)	701401000602 (7932739)	
Zoning	Heavy Commercial (B-5CA)	
Future Land Use Designation	Flex Office / Warehouse Facility	
Existing Land Use	Vacant	
Proposed Land Use		
Adjacent Zoning		
North	Urban Single-Family Residential (R-4A) & Rural Residential (RRA)	
East & West	General Commercial (B-4CA)	
South	Heavy Commercial (B-5CA)	
Adjacent Future Land Use		
North	Urban Low Intensity (ULI)	
East, West & South	Commercial (COM)	
AL 2109599		
Proposed Building Type		
Proposed Gross Building Size	0.30 ac	13,200.0 sf
Building 1	0.12 ac	5,280.0 sf
Building 2	0.18 ac	7,920.0 sf
Floor Area Ratio, FAR (Note 1)	0.55 Max	0.18
	Required	Provided
Minimum Lot Size (sf)	43,560 sf	71,669 sf
Minimum Lot Width (ft)	150 ft	Min. 260 (Platted)
Building Height (Note 1)	45.0 Ft Max	±35 ft
Building Setback		
Front (South)	35.0 sf	48.8 sf
Side (East & West)	35.0 sf	Min. 38.75 ft (West), 39.55 ft (East)
Rear (North)	35.0 sf	78.4 sf