


\* ALL CALCULATIONS ARE CONSIDERED PRELIMINARY

|                           |  |
|---------------------------|--|
| TAX PARCEL NO.:           | 4225-03-02-0010, 4225-03-02-0020, 4225-03-02-0030  |
| EXISTING ZONING:          | T-1  |
| TOTAL SITE AREA:          | 1.02 ACRES   |
| BUILDING SETBACKS:        | FRONT: 25'<br>SIDE: 88'-3" (BOTH SIDES, INCLUDING MIN. 15')<br>REAR: ARTICLE 16 (SEE PLAN) |
| PROPOSED BUILDING HEIGHT: | 119.00' (GARAGE FLOORS DO NOT COUNT TOWARDS THE BUILDING HEIGHT CALCULATIONS)              |
| ESTIMATED UNITS:          | 44 UNITS (4 UNITS PER FLOOR @ 11 FLOORS)   |
| MAXIMUM ALLOWABLE UNITS:  | (40 UNITS, PER LAND DEVELOPMENT CODE)  |
| MAXIMUM DENSITY:          | 40 DU/AC   |



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FOR REVIEW ONLY  
NOT FOR CONSTRUCTION

YEILD ANALYSIS - 1  
(with 50' Lot to South)

CITY OF DAYTONA BEACH  
VOLUSIA COUNTY, FLORIDA

**ZEV COHEN & ASSOCIATES, INC.**  
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|                     |                 |
|---------------------|-----------------|
| PROJECT NO.         | DRAFTED BY: SMG |
| ISSUE DATE: 9-15-11 | CHECKED BY: PM  |
|                     | DRAWING FILE    |

FILE LOCATION

SCALE: 1" = 20'

NOT VALID WITHOUT EMBOSSED SEAL

SHEET 1 OF 1