

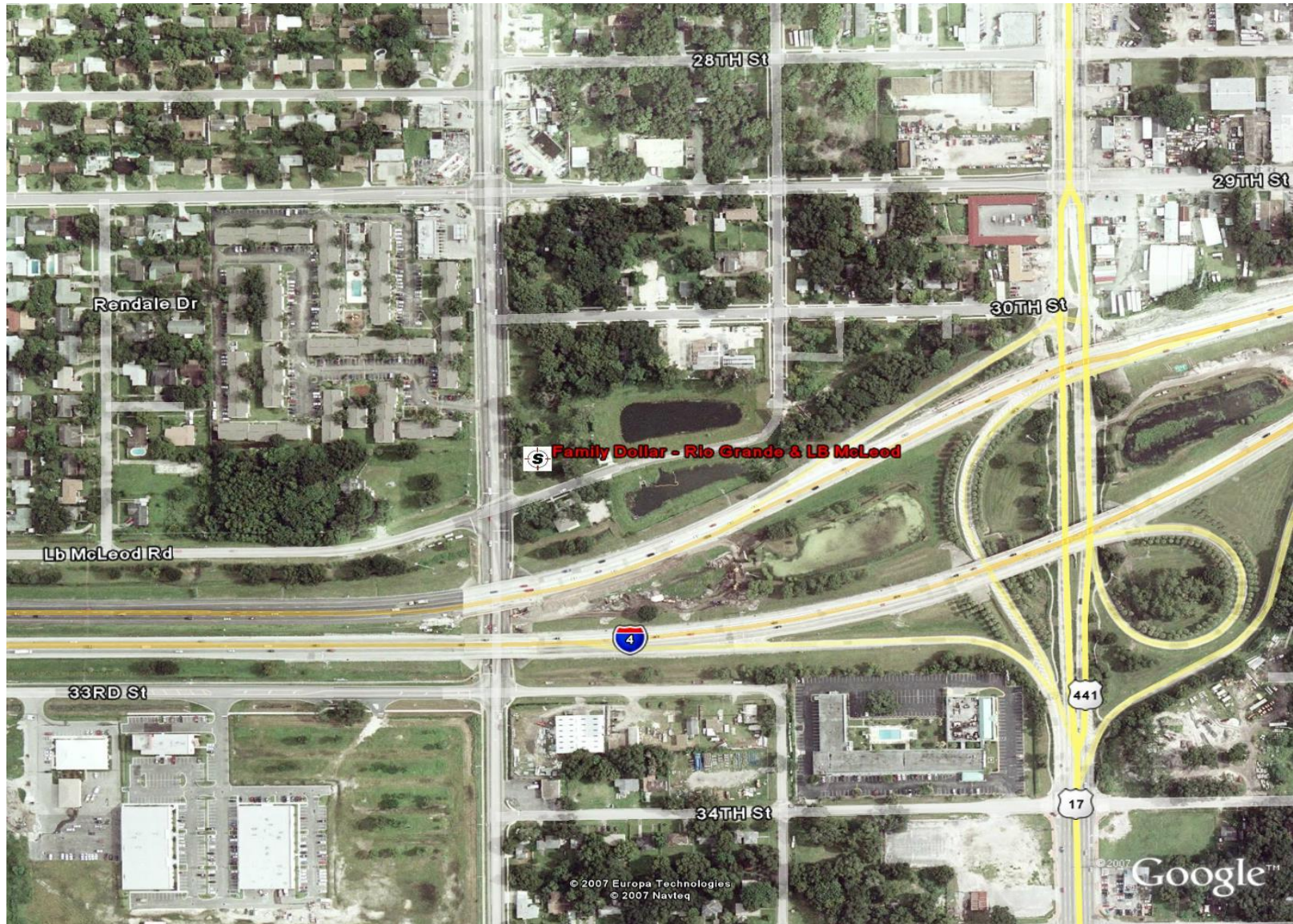
3015 Rio Grande, Orlando, FL

**Development Details:**

9,180 square feet

Tenant: Family Dollar

Construction start October 2007



**Family Dollar - Rio Grande & LB McLeod**

Rendale Dr

28TH ST

29TH ST

30TH ST

Lb McLeod Rd



33RD ST

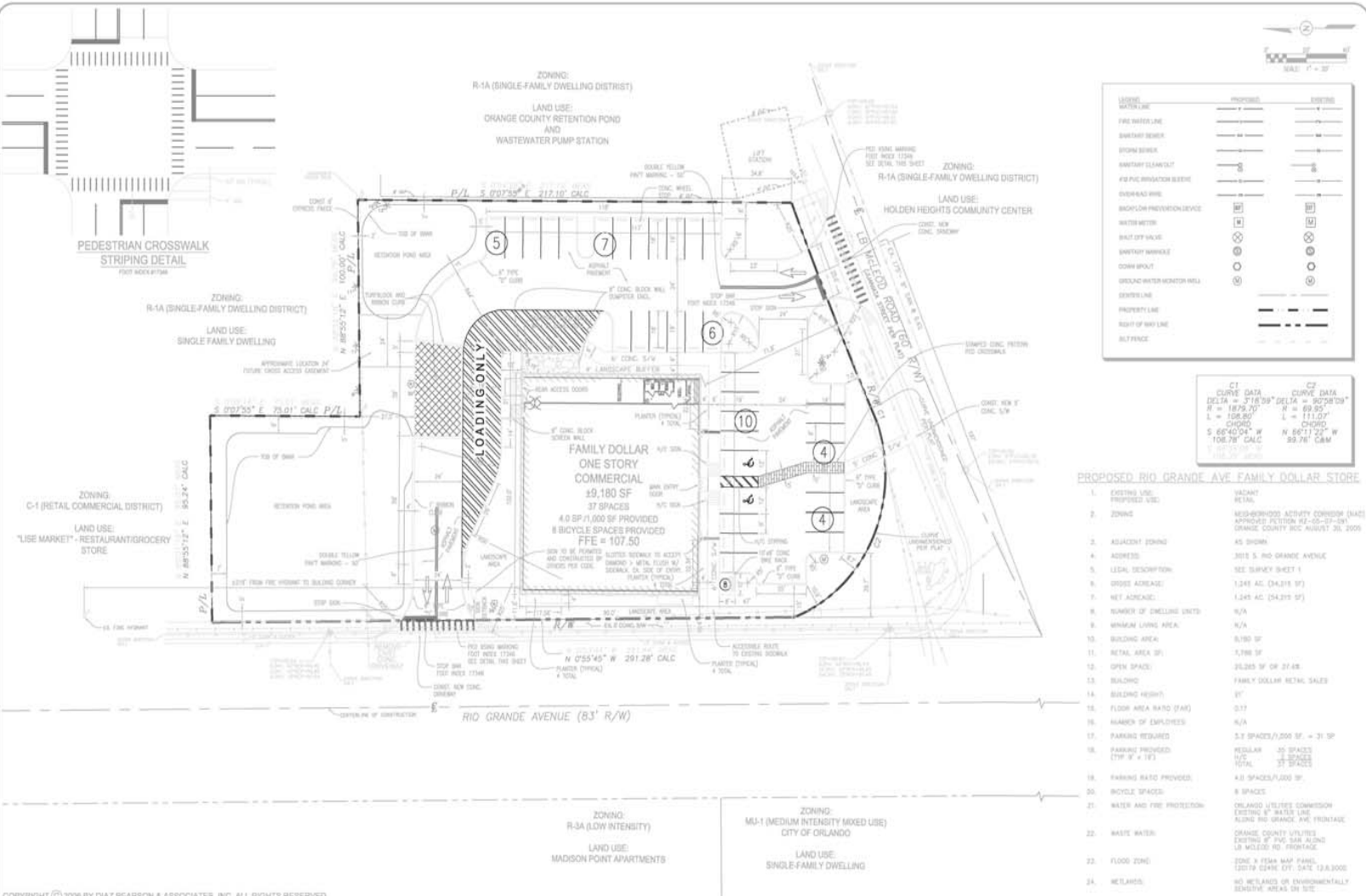
441

34TH ST

17

© 2007 Europa Technologies  
© 2007 Navteq

© 2007 Google™



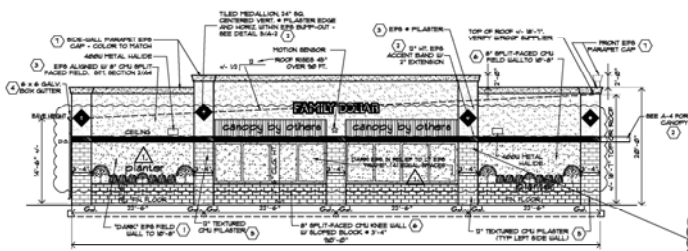
UTILITY	PROPOSED	EXISTING
WATER LINE	---	---
SEWER LINE	---	---
STORM SEWER	---	---
UTILITY EASEMENT	---	---
48" POLYETHYLENE GLASS FIBER OPTIC	---	---
6" COBRAID WIRE	---	---
BICYCLE PATH/BIKEWAY	---	---
WATER METER	---	---
WALK OFF VALVE	---	---
SHUTTER VALVE	---	---
DOWN SPROUT	---	---
GROUND WATER MONITOR WELL	---	---
SEWER LINE	---	---
PROPERTY LINE	---	---
RIGHT OF WAY LINE	---	---
SETBACK	---	---

CT CURVE DATA	CT CURVE DATA
DELTA = 271°29' DELTA = 90°28'24"	DELTA = 90°28'24"
R = 187.25' R = 69.95'	R = 69.95'
L = 108.80' L = 111.07'	L = 111.07'
CHORD = 5.66'40" W CHORD = 5.66'11" W	CHORD = 5.66'11" W
108.78' CALC 99.76' C&W	99.76' C&W

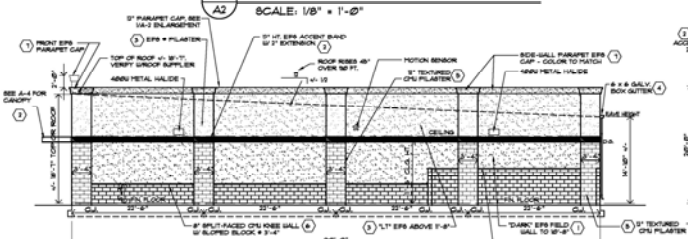
**PROPOSED RIO GRANDE AVE FAMILY DOLLAR STORE**

1. EXISTING USE	RETAIL
2. ZONING	NEIGHBORHOOD ACTIVITY CORRIDOR (NAC)
	APPROVED ACTION #2-05-10-081
	ORANGE COUNTY REC AUGUST 26, 2008
3. ADJACENT ZONING	RS (RESIDENTIAL)
4. ADDRESS	3015 S. RIO GRANDE AVENUE
5. LEGAL DESCRIPTION	SEE SURVEY SKETCH 1
6. GROSS AREA	1,241 AC (34,218 SF)
7. NET AREA	1,241 AC (34,218 SF)
8. NUMBER OF DWELLING UNITS	N/A
9. MINIMUM LIVING AREA	N/A
10. BUILDING AREA	8,180 SF
11. RETAIL AREA SF	7,786 SF
12. OPEN SPACE	35,285 SF OR 27.4%
13. BUILDING	FAMILY DOLLAR RETAIL SALES
14. BUILDING HEIGHT	8'
15. FLOOR AREA RATIO (FAR)	0.17
16. NUMBER OF EMPLOYEES	42A
17. PARKING REQUIRED	5.2 SPACES/1,200 SF - 31 SP
18. PARKING PROVIDED	REGULAR 25 SPACES
	1/2" 1" 2" SPACES
	TOTAL 37 SPACES
19. PARKING RATIO PROVIDED	4.8 SPACES/1,200 SF
20. BICYCLE SPACES	8 SPACES
21. WATER AND FIRE PROTECTION	ORLANDO UTILITIES COMMISSION EXISTING 8" WATER LINE ALONG RIO GRANDE AVE FRONTAGE
22. WASTE WATER	ORANGE COUNTY UTILITIES EXISTING 8" PAVE SAN ALONG 1/4 MILE RD. FRONTAGE
23. FLOOD ZONING	ZONE 4 (FIRM MAP #100) (2014) 04/18/14 EPI DATE 12/8/2008
24. WETLANDS	NO WETLANDS OR ENVIRONMENTALLY SENSITIVE AREAS ON SITE

COPYRIGHT © 2008 BY DIAZ PEARSON & ASSOCIATES, INC. ALL RIGHTS RESERVED			
PROJECT	CLIENT	DRAWING TITLE	DATE
FAMILY DOLLAR 3015 S. RIO GRANDE AVENUE ORANGE COUNTY, FLORIDA	PURSUIT DEVELOPMENT 14179 LAKESIDE BLVD. N. SHELBY TOWNSHIP, MI 48315	SITE PLAN AND HORIZONTAL CONTROL PLAN	11/21/08
		<b>DIAZ PEARSON &amp; ASSOCIATES, INC.</b>	PROJECT NO.: 08021
		ENGINEERS • PLANNERS	DRAWING NO.: 3
			DATE: 11/21/08
			SCALE: 1" = 20'
			SHEET 3 OF 8
			FLORIDA CERTIFICATE OF AUTHORIZATION NO. 26118
			FOR PERMITTING



LEFT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



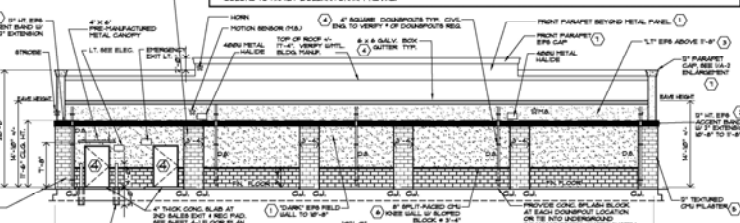
RIGHT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"

1. CHU PLASTER ADDED TO REAR WALL. CHU PLASTER ON SIDE WALLS AND METAL FRONT FACE OF 8" CHU INNE WALL.

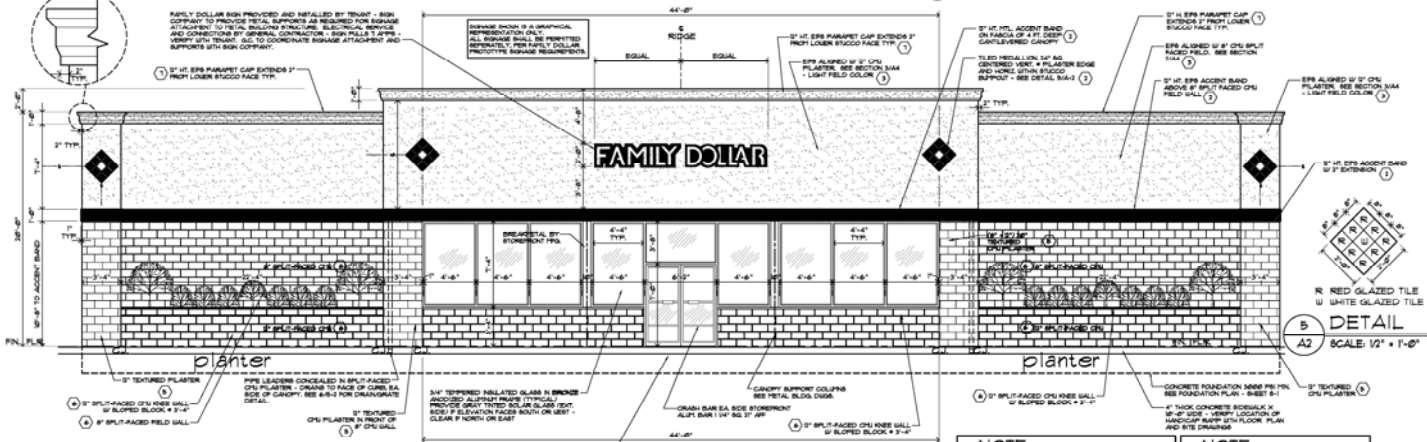
NO	AREA	TYPE	COATS	COLOR
1	"DARK" EPS WALL PANELS	EPS BLDG. COLOR	PRE-FINISH	(SHERWIN WILLIAMS MATCHING COLOR GABLEBACK BWS3)
	METAL CANOPY BAND	MTL. BLDG. COLOR	PRE-FINISH	MTL. BLDG. MFG. COLOR "PATROIT RED"
2	CONCRETE LABEL STOPS	EXTERIOR LATEX	2	MATCH SHERWIN WILLIAMS-SUARE "SAVETY RED"
	8" RED TILE (NOTE: WHITE CENTER TILE)	TILE MFG. COLOR	PRE-FINISH	MATCH SHERWIN WILLIAMS-SUARE "SAVETY RED"
	8" HT EPS ACCENT BAND	EPS MFG. COLOR	PRE-FINISH	MATCH SHERWIN WILLIAMS-SUARE "SAVETY RED"
3	LT FRONT WALL EPS PANELS	EPS BLDG. COLOR	PRE-FINISH	MATCH MTL. BLDG. MFG. COLOR "POLAR WHITE" (SHERWIN WILLIAMS MATCHING COLOR MOOL SHEN BWS48)
4	DOORS, GUTTERS, MTL. TRIM	MTL. BLDG. COLOR	PRE-FINISH	MTL. BLDG. MFG. COLOR "POLAR WHITE"
5	LT TEXTURED CHU (8" OR 9")	EXTERIOR LATEX	2	MATCH MTL. BLDG. MFG. COLOR "POLAR WHITE" (SHERWIN WILLIAMS MATCHING COLOR MOOL SHEN BWS48)
6	8" HT EPS ACCENT BAND / 4" OVER SILL	EXTERIOR LATEX	2	MATCH MTL. BLDG. MFG. COLOR "MOCHA TAN" (SHERWIN WILLIAMS MATCHING COLOR GABLEBACK BWS3)
7	DK EPS PARAPET CAP	MTL. BLDG. COLOR	PRE-FINISH	MATCH MTL. BLDG. MFG. COLOR "MOCHA TAN" (SHERWIN WILLIAMS MATCHING COLOR GABLEBACK BWS3)

EXTERIOR FINISH NOTES:

1. APPLY 1" RANDOM BLOCK FILLER TO CONCRETE BLOCK PRIOR TO FINISH PAINTING. EXTERIOR CONCRETE BLOCK TO BE PAINTED EXT. COLOR #3 OR #4. SEE SCHEDULE.
2. FINISH CANOPY / SORT SHALL BE SPEC'D. PRE-FINISH MTL. PANELS BY MTL. BLDG. MFG. COLOR TO MATCH EXT. FINISH COLOR #3. SUBMIT SAMPLE FOR APPROVAL AND COLOR SELECTION.
3. IF LIBERTY BUILDING SYSTEMS DOES NOT PROVIDE METAL BUILDING, G.C. TO SUBMIT ALTERNATE MANUFACTURER'S STANDARD COLORS TO MATCH DOLLAR FOR APPROVAL.



REAR ELEVATION  
SCALE: 1/8" = 1'-0"



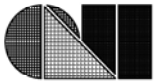
FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



DETAIL  
SCALE: 1/2" = 1'-0"

NOTE: PROVIDE VENT. CONTROL JOINT IN CHU WALLS MAX. 20'-0" O.C. FOLLOW GUIDELINES OF NATIONAL CONCRETE MASONRY ASSOCIATION.

NOTE: PROVIDE 8" JOSE BY 4" HT LABEL STOPS AT ALL PARKING SPACES IN FRONT OF STORMDRAIN GLAZING. PROVIDE U-BELT STOPS AS REQ'D BY CITY CODE REQUIREMENTS.



C.L. Helt, Architect Inc.

1136 Greenwood Cliff  
Charlotte, NC 28204  
Ph. 704-342-1886  
Fk. 704-343-0084  
E-MAIL CHELTH@CUELTH.COM

ARCHITECT'S PROJECT # 05259

Project:  
**FAMILY DOLLAR STORE**  
9180 SF PROTOTYPE 102/90  
RIO GRANDE AV & 18 MCLEOD RD  
ORANGE COUNTY, FLORIDA

Sheet Description:  
**ELEVATIONS**  
SCALE: AS NOTED

FOR MORE INFORMATION CONTACT  
DEVELOPER PH: 888-488-3838

Drawn By:  
ASSANTE

Checked By:  
WEAVER

Revisions:  
A 2-0-06 OODC REVIEW

Date:  
12-25-05

Sheet No.  
A-2  
of 7