



SCALE: 1" = 60'

BUILDING SCHEDULE

BUILDING	GROSS AREA
A	27,005 SF
B	8,255 SF
C	7,500 SF
D	13,598 SF
E	13,533 SF
F	20,550 SF*
TOTAL	100,441 SF*

* TOTALS DO NOT INCLUDE 1,050 SF OFFICE. THIS ADDITIONAL SPACE WILL BRING TOTAL BUILDING SF TO 101,491.

NOTES:

1. CONCEPT SHOWN REFLECTS 82.3% IMPERVIOUS
2. NET LEASEABLE AREA (85% OF GROSS) = 85,375 SF

THIS CONCEPTUAL LAYOUT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A BOUNDARY AND TOPOGRAPHIC SURVEY OF THE PROPERTY TO ASSIST WITH PRELIMINARY PLANNING PURPOSES ONLY. CONSTRUCTION PLANS HAVE NOT BEEN COMPLETED AND PERMITTING FOR THIS LAYOUT HAS NOT BEEN OBTAINED. ADDITIONAL CONDITIONS MAY ARISE DURING PLANNING REVIEW. THESE ADDITIONAL CONDITIONS MAY CHANGE SOME OF THE COMPONENTS OF THIS LAYOUT.

CONCEPT PLAN A

AVALON COUNTY LINE STORAGE
HERNANDO COUNTY, FLORIDA

JAMES P. GRANDI, P.E. # 99132

REGENCY
Design & Engineering, Inc.

1400 INHER PROGRESS BLDG, SUITE 107 NEW PORT RICHEY, FLORIDA 34655
727-378-1153 EXT. 202 FAX 727-378-1156
CERTIFICATE OF AUTHORIZATION NO. 26166

REUSE OF DOCUMENT
THIS DOCUMENT, COMPRISED OF THE INCORPORATED BOAS AND THE INCORPORATED BOAS AND THE PROPERTY OF REGENCY DESIGN & ENGINEERING, INC. & BE USED IN WHOLE OR IN PART FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN AUTHORIZATION OF REGENCY DESIGN & ENGINEERING.

DATE	REV. BY	REV. NO.	REVISION
11/23/2021		0	CONCEPT CREATION
11/29/2021		1	CONCEPT MODIFICATION - BUILDING CONSOLIDATION
12/10/2021		2	CONCEPT MODIFICATION - PD REQUIREMENTS
2/15/2022		3	CONCEPT MODIFICATION - ROW PRESERVATION
3/30/2022		4	CONCEPT MODIFICATION - ACCESS BASEMENT

VERSION

5

SUBMITTED BOCC 1/10/23 H2230

\\Regency\01\Docu\01-R0E\Projects\130_Deb Family Homes\Avalon County Line Storage\Drawings\CAD - Avalon Concept\Concept Plan A.dwg

