SITE DATA:

1. S-T-R PARCEL NO.: 25-22-31-0000-00-054
2. FUTURE LAND USE: LOW DENSITY RESIDENTIAL
3. ZONING: VACANT COMMERCIAL (1000)
4. TOTAL SITE AREA: 1.29± ACRES
5. GROSS FLOOR AREA: 4,535± SQ. FT
6. BUILDING SETBACKS (PER ORANGE COUNTY SEC. 38-1272.):
   - A. MINIMUM = 30' FRONT YARD
     5' SIDE YARD
     10' REAR YARD
7. PARKING REQUIREMENTS (PER ORANGE COUNTY SEC. 38-1476.):
   - 7.1. VETERINARIAN BUILDING
     PARKING REQUIRED: 1 SPACE PER 300 SQ. FT. OF GFA: 3,700/300= 12.33
     PARKING REQUIRED: 13 PARKING SPACES
     PARKING PROVIDED: 20 PARKING SPACES
     ADA PARKING SPACE REQUIRED: 1 PARKING SPACES
     ADA PARKING SPACE PROVIDED: 1 PARKING SPACES
   - 7.2. ELLIANOS COFFEE
     PARKING REQUIRED: 4 PARKING SPACES
     PARKING PROVIDED: 7 PARKING SPACES
     ADA PARKING SPACE REQUIRED: 1 PARKING SPACES
     ADA PARKING SPACE PROVIDED: 1 PARKING SPACES
8. DEVELOPMENT DATA:
   - TOTAL SITE AREA = 56,077± SQ. FT. = 1.29 AC.
   - TOTAL PROPOSED IMPERVIOUS AREA = 30,868.72 SQ. FT. = 0.71 AC. = 55.04%
   - TOTAL PROPOSED BUILDING AREA = 4,535 SQ. FT. = 0.10 AC. = 8.07%
   - TOTAL OPEN AREA = 25,208.28 SQ. FT. = 0.58 AC. = 44.96%

N

20 10 0 20 40 60
SCALE 1" = 20'

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: TIMOTHY J. SCHELSKE, P.E. FLORIDA LICENSE NO. 56416

PRELIMINARY NOT FOR CONSTRUCTION

THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF REVIEW ONLY AND IS NOT INTENDED FOR FINAL PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.

JBPro
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SHEET TITLE: ELLIANOS + VETERINARY BUILDIING
WATERFOR CHASE ROAD

CLIENT: SOBHRAJ EDUCATION HOLDINGS LLC
ORLANDO, FLORIDA

PROJECT: CONCEPT LAYOUT

DATE: AUGUST 2025
PROJECT NO: 0803-25-002
SHEET NO: C0.0