

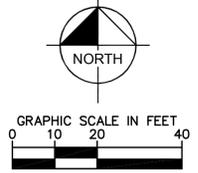
Plotted By: Spence, Robert. Sheet Set: EnzianExpansion_Layout.C3.0-SITE. March 05, 2015 04:42:31pm. K:\VRL_G\149490001-Enzian_Theater_Expansion\CADD\CONSTR\PlanSheets\C3.0-SITE.dwg
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SOUTH ORLANDO AVENUE - US 17-92

ASPHALT/CONCRETE

OWNER: Lake Maitland Terrace Apartments Inc
 LAKE MAITLAND TERRACE APARTMENTS CONDO, CONDO BOOK 1, PAGE 1
 TAX PARCEL 36-21-29-9669-00-001

OWNER: Orange County BCC
 TAX PARCEL 36-21-29-0000-00-177



SITE DATA:

PARCEL AREA:	3.00 ACRES
EXISTING ZONING:	PD-NON
EXISTING LANDUSE:	COMMERCIAL/RETAIL
PROPOSED LANDUSE:	THEATER
FLOOD ZONE:	ZONE X
F.A.R. PROVIDED:	0.19
BUILDING HEIGHT:	28'
No. OF STORIES:	2
TYPE OF CONSTRUCTION:	VB
BUILDING OCCUPANCY GROUP:	A-1 (ASSEMBLY)
IMPERMEABLE AREA:	73,044 SF
PERMEABLE AREA:	46,609 SF

BUILDING AREA:

EXISTING ENCLOSED FIRST FLOOR:	7,114
EXISTING ENCLOSED SECOND FLOOR:	1,035
EXISTING COVERED BAR AND ENTRY CANOPY:	1,290
PROPOSED ENCLOSED FIRST FLOOR:	11,500
PROPOSED ENCLOSED SECOND FLOOR:	3,706
PROPOSED COVERED ENTRY/WALKWAY:	530
TOTAL BUILDING AREA:	25,175 SF

PARKING DATA:

PARKING REQUIRED	
EXISTING THEATER 210 SEATS/2:	105
EXISTING BAR/REST. 80 SEATS/3:	27
PROPOSED THEATER 140 SEATS/2:	70
BAR/REST. EMPLOYEES 3/2:	2
TOTAL SPACES REQUIRED:	204
PARKING PROVIDED	
EXISTING SPACES:	95
PROPOSED HANDICAP SPACES:	7
PROPOSED SPACES:	10
CROSS PARKING WITH PARK MAITLAND:	104*
TOTAL SPACES PROVIDED:	216

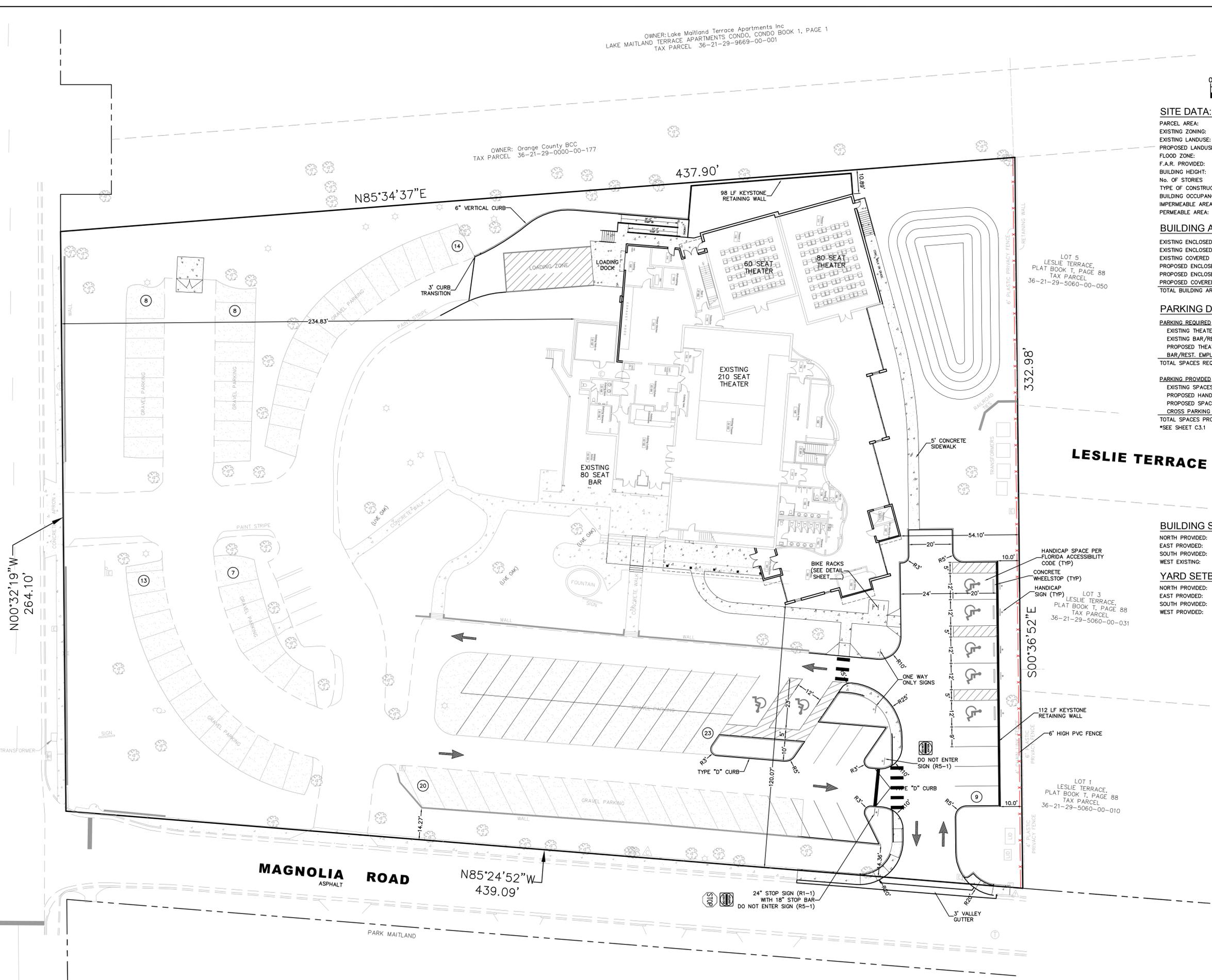
*SEE SHEET C3.1

BUILDING SETBACKS:

NORTH PROVIDED:	10.89'
EAST PROVIDED:	54.10'
SOUTH PROVIDED:	120.07'
WEST EXISTING:	234.83'

YARD SETBACKS:

NORTH PROVIDED:	7'
EAST PROVIDED:	10'
SOUTH PROVIDED:	14.27'
WEST PROVIDED:	7'



NO.	REVISIONS	DATE	BY

Kimley-Horn and Associates, Inc.

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LICENSED PROFESSIONAL

JAY R. JACKSON, P.E.

FLORIDA LICENSE NUMBER 54247

SITE PLAN

KHA PROJECT 149490002
 DATE 02/25/2015
 SCALE AS SHOWN
 DESIGNED BY RWS
 DRAWN BY RWS
 CHECKED BY JRJ

ENZIAN THEATER EXPANSION

CITY OF MAITLAND FLORIDA