

LEGAL DESCRIPTION

LOTS 31, 32, 55 AND 56, WINTER PARK CIRCLE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK J, PAGE 12, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (LESS ROAD RIGHT-OF-WAY) AND

LOT 23, WINTER PARK CIRCLE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK J, PAGE 12, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; AND BEGIN AT THE SOUTHWEST CORNER OF LOT 22, WINTER PARK CIRCLE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK J, PAGE 12, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT A DISTANCE OF 18 FEET; THENCE EASTERLY TO THE SOUTHEAST CORNER OF SAID LOT; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY BOUNDARY OF SAID LOT TO POINT OF BEGINNING.

AND APPROXIMATELY 0.03 ACRES OF RIGHT OF WAY OF W. CIRCLE DRIVE AS DESCRIBED IN PLAT BOOK J, PAGE 12, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF LOT 32, THENCE RUN S 89°56'16" W A DISTANCE OF 6.40 FEET; THENCE S 09°21'00" E A DISTANCE OF 77.00 FEET; THENCE S 13°24'11" E A DISTANCE OF 22.89 FEET; THENCE S 56°36'49" E A DISTANCE OF 10.48 FEET; THENCE S 89°15'45" E A DISTANCE OF 107.24 FEET; THENCE N 86°50'49" E A DISTANCE OF 86.52 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF CIRCLE DRIVE, THENCE RUN ALONG SAID NORTH RIGHT OF WAY LINE OF CIRCLE DRIVE S90°00'00" W A DISTANCE OF 178.56 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, THENCE RUN ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 81°00'30" AND A RADIUS OF 25.00 FEET A DISTANCE OF 35.35 FEET TO THE POINT OF TANGENCY, THENCE N 07°48'54" W A DISTANCE OF 79.85 TO THE POINT OF BEGINNING, CONTAINING 1,230.0 SQ. FT., 0.03 ACRES MORE OR LESS.



PROCESS ARCHITECTURE

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F2 Homes
 Schematic Design

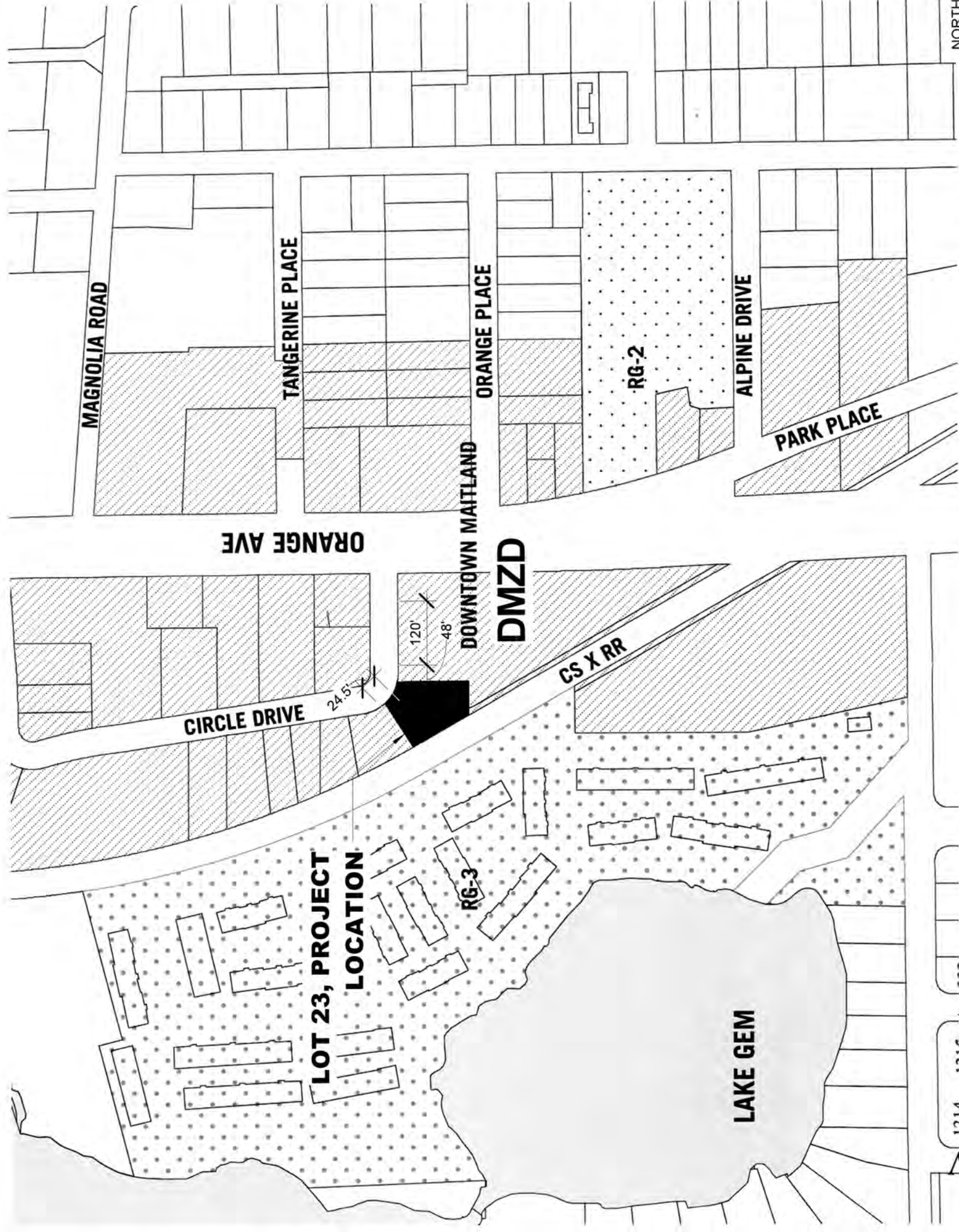
LOT 23, 323 CIRCLE DRIVE
 MAITLAND, FL. 32751

SHEET NUMBER

SD-0.0

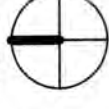
SHEET TITLE
VICINITY MAP

DATE
06.03.2016



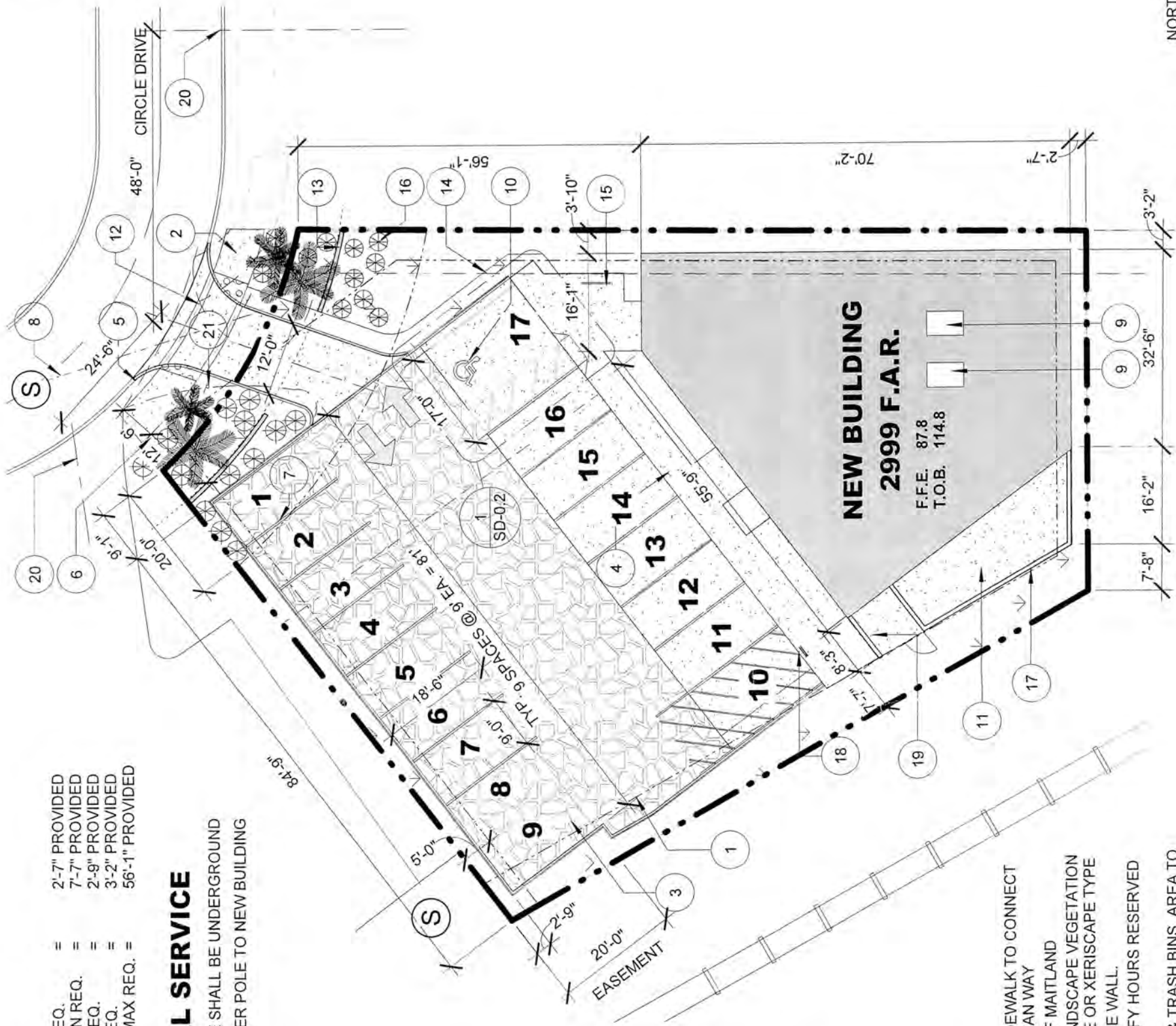
VICINITY MAP

SCALE 1" = 200'





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SETBACK
 REAR: 0 MIN - 0 MIN REQ. = 2'-7" PROVIDED
 REAR (TRAIN): 7'-6" MIN REQ. = 7'-7" PROVIDED
 SIDE (WEST): 0 MIN. REQ. = 2'-9" PROVIDED
 SIDE (EAST): 0 MIN. REQ. = 3'-2" PROVIDED
 FRONT (STREET): 20 MAX REQ. = 56'-1" PROVIDED

ELECTRICAL SERVICE
 ELECTRICAL SERVICE SHALL BE UNDERGROUND FROM EXISTING POWER POLE TO NEW BUILDING

TYPE
 ACTOR / PROFESSIONAL SERVICE
 AGE

OTION TYPE

RKING

16
 1
 17

SIGNAL OFFICE - 1 SPACE / 250 GSF
 REQUIRED = 16 + 1 HC PROVIDED
 URPLUS

12,420 SF 0.29 ACRES
 3726 SF
 2999 SF
 27 FT

US SURFACES

2999 SF
 426 SF
 1562 SF
 691 SF
 441 SF
 6119 SF 50.4 %: 80% MAX
 ED BY ROUGH CONCRETE HARDSCAPE; 80% MAX

SURFACES

3524 SF 28 %: 20% MIN.
 ED BY ROUGH GRAVEL; 20% MIN.

CE

2,459.94 SF 20%
 ED BY NON DEVELOPED AREAS TO EDGE OF PROPERTY LINE

S
 : FOR RAILWAY, 7'-6" MIN. 7'-7"

IPED CONCRETE SIDEWALK TO
 ACENT PEDESTRAIN WALKS
 SHELL PERMEABLE PARKING /
 RDER
 ORETE SIDEWALK
 3 CUT, TO BE RECONFIGURED

Y
 .DING SETBACK
 LOCATION OF 4" SEWER LATERAL

IOF
 L)
 IFRAGE ON SLAB.
 :ND OF DRIVE W/ STOP SIGN AT

KEYNOTES

- 13 NEW 3 FT SITE WALL
- 14 NEW 3 FT STAMPED SIDEWALK TO CONNECT BUILDING TO PEDESTRIAN WAY
- 15 BIKE RACK PER CITY OF MAITLAND
- 16 EXISTING AND NEW LANDSCAPE VEGETATION TO BE LOW-WATER USE OR XERISCAPE TYPE
- 17 8 FT MAX CMU STORAGE WALL.
- 18 LOADING ZONE: IDENTIFY HOURS RESERVED FOR LOADING
- 19 ROLL AWAY RECYCLE & TRASH BINS. AREA TO BE SCREENED FROM RAILROAD WITH GATE.
- 20 CENTERLINE OF ADJACENT PROPERTY DRIVES
- 21 SIGNAGE: NARROW DRIVE

F2 Homes
 Schematic Design
 LOT 23, 323 CIRCLE DRIVE
 MAITLAND, FL 32751

SHEET NUMBER
SD-0-1
 SHEET TITLE
SITE PLAN
 DATE
3.13.2017



BUILDING TYPE

BUSINESS - CONTRACTOR / PROFESSIONAL SERVICE
W/ EXTERIOR STORAGE

CONSTRUCTION TYPE

TYPE IV-B

TOTAL PARKING

Parking Space 16
Parking Space - ADA 1
Grand total 17
BUSINESS / PROFESSIONAL OFFICE - 1 SPACE / 250 GSF
12 SPACES REQUIRED = 16 + 1 HC PROVIDED
5 SPACES SURPLUS

F.A.R.

LOT SIZE 12,420 SF 0.29 ACRES
FAR MAX 30% 3726 SF
FAR PROPOSED 24.14% 2999 SF
BUILDING HEIGHT 27 FT

IMPERVIOUS SURFACES

BUILDING SLAB 2999 SF
CONCRETE DRIVE 426 SF
CONCRETE PARKING 1562 SF
CONCRETE WALK 691 SF
STORAGE SLAB 441 SF
6119 SF 50.4%: 80% MAX

PERVIOUS SURFACES

GRAVEL 3524 SF 28%: 20% MIN.
AREA IS CALCULATED BY ROUGH GRAVEL; 20% MIN.

OPEN SPACE

2,459.94 SF 20%

AREA IS CALCULATED BY NON DEVELOPED AREAS TO EDGE OF PROPERTY LINE

KEYNOTES

- 1 REAR SETBACK FOR RAILWAY, 7'-6" MIN, 7'-7" GIVEN
- 2 NEW 6 FT STAMPED CONCRETE SIDEWALK TO CONNECT ADJACENT PEDESTRAIN WALKS
- 3 NEW CRUSHED SHELL PERMEABLE PARKING / CONCRETE BORDER
- 4 NEW 6 FT CONCRETE SIDEWALK
- 5 EXISTING CURB CUT, TO BE RECONFIGURED FOR PROJECT
- 6 12 FT PARKWAY
- 7 20 FT MAX BUILDING SETBACK
- 8 APPROXIMATE LOCATION OF 4" SEWER LATERAL AT STREET
- 9 AC UNIT ON ROOF
- 10 5 FT HC SYMBOL
- 11 OUTDOOR STORAGE ON SLAB.
- 12 STOP BAR AT END OF DRIVE W/ STOP SIGN AT RIGHT

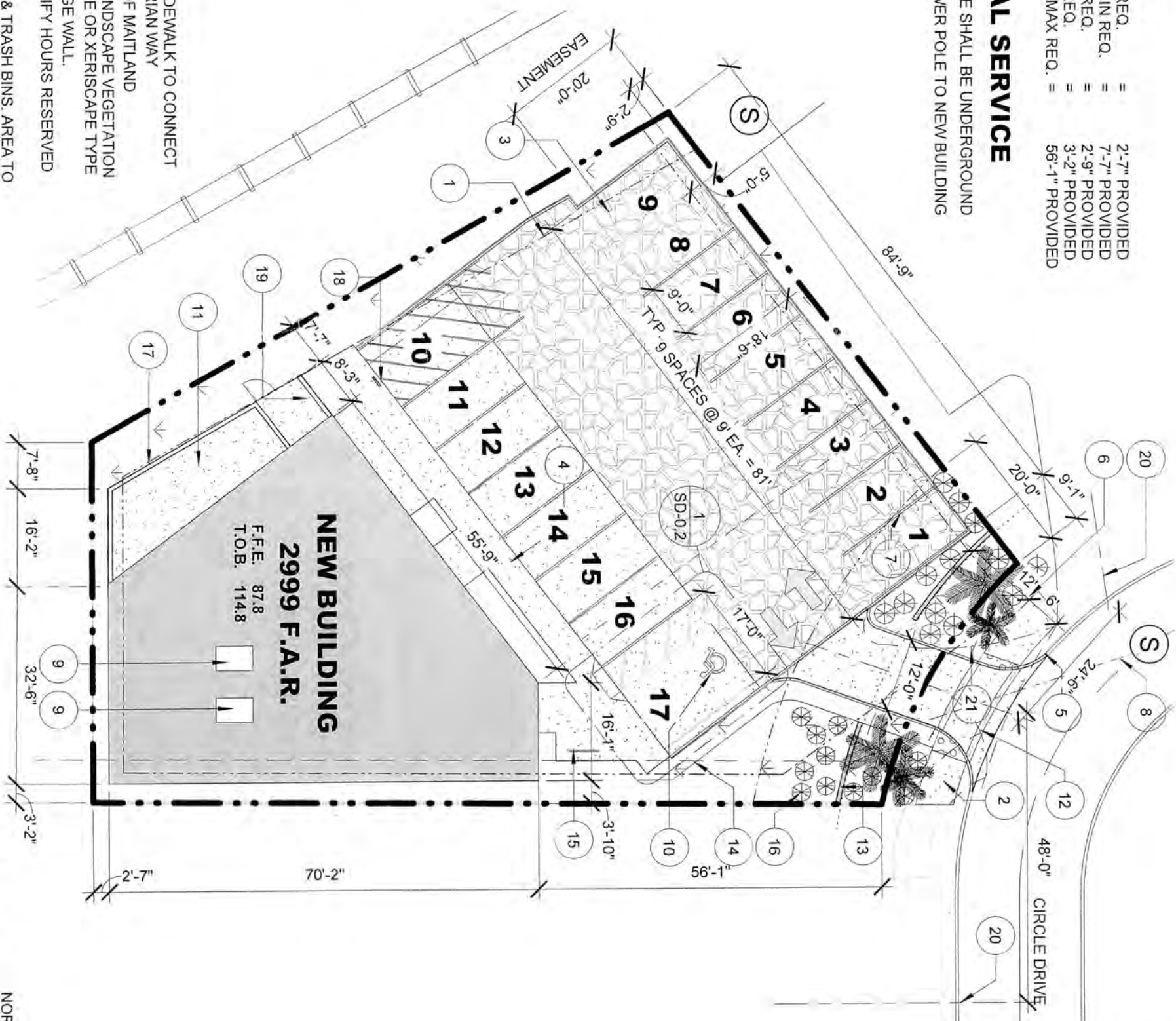
SETBACK

REAR: 0 MIN - 0 MIN REQ.	=	2'-7" PROVIDED
REAR (TRAIN): 7'-6" MIN REQ.	=	7'-7" PROVIDED
SIDE (WEST): 0 MIN. REQ.	=	2'-9" PROVIDED
SIDE (EAST): 0 MIN. REQ.	=	3'-2" PROVIDED
FRONT (STREET): 20 MAX REQ.	=	56'-1" PROVIDED

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 - 21 SIGNAGE: NARROW DRIVE



SITE PLAN

SCALE 1" = 20'



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Schematic Design

E2 Homes

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SITE PLAN

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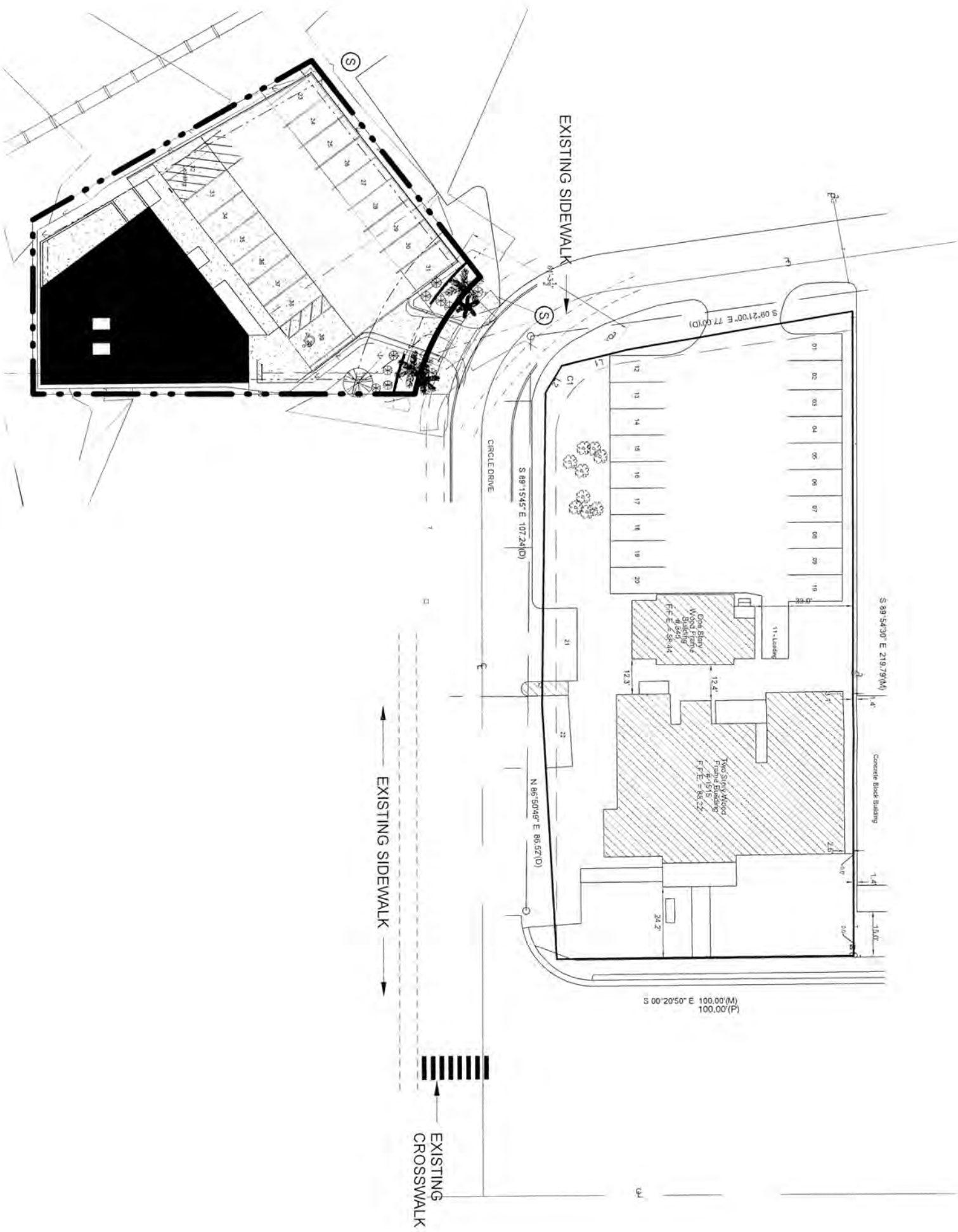
3.13.2017



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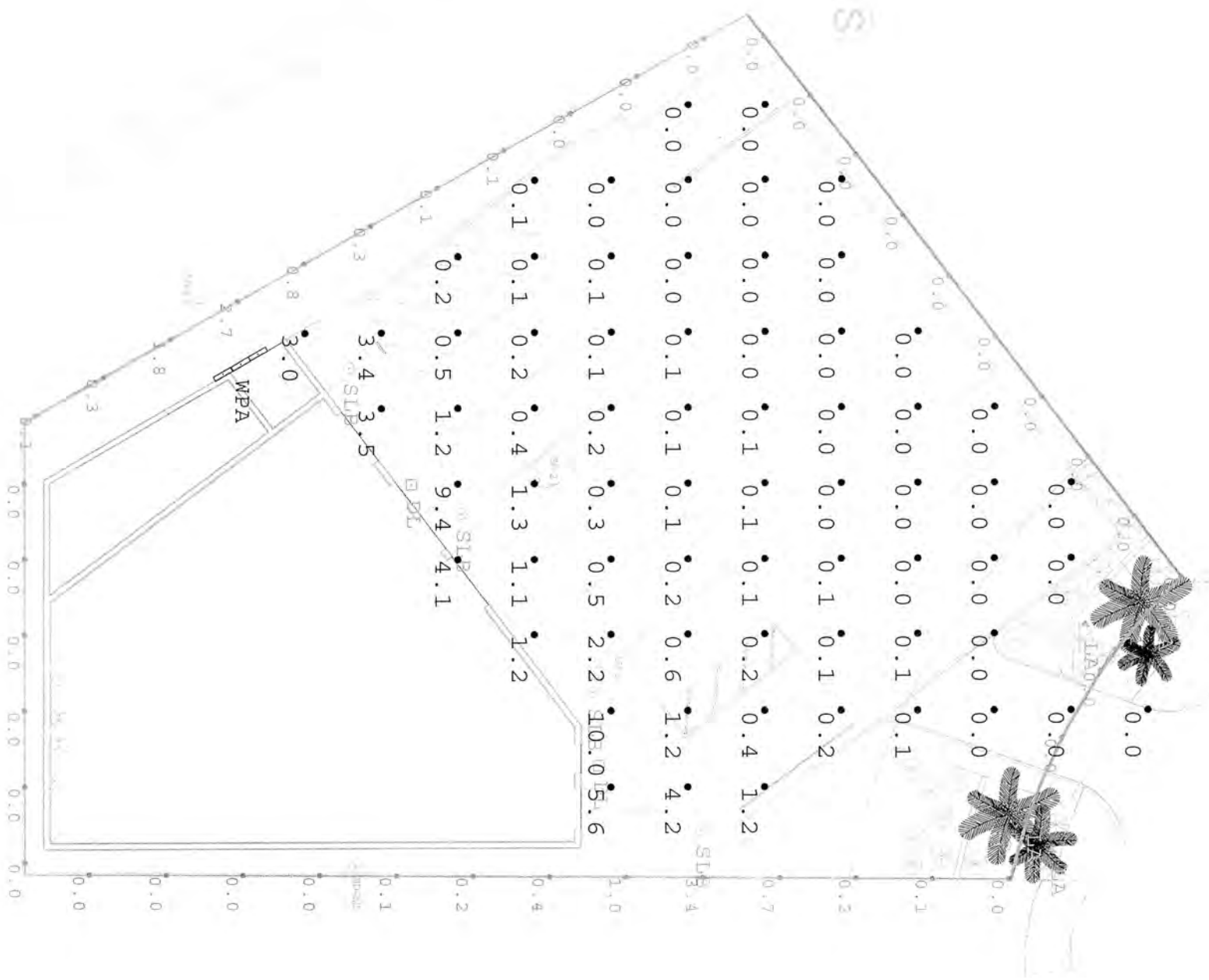
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E2 HOMES

SHEET NUMBER
SD-0.2

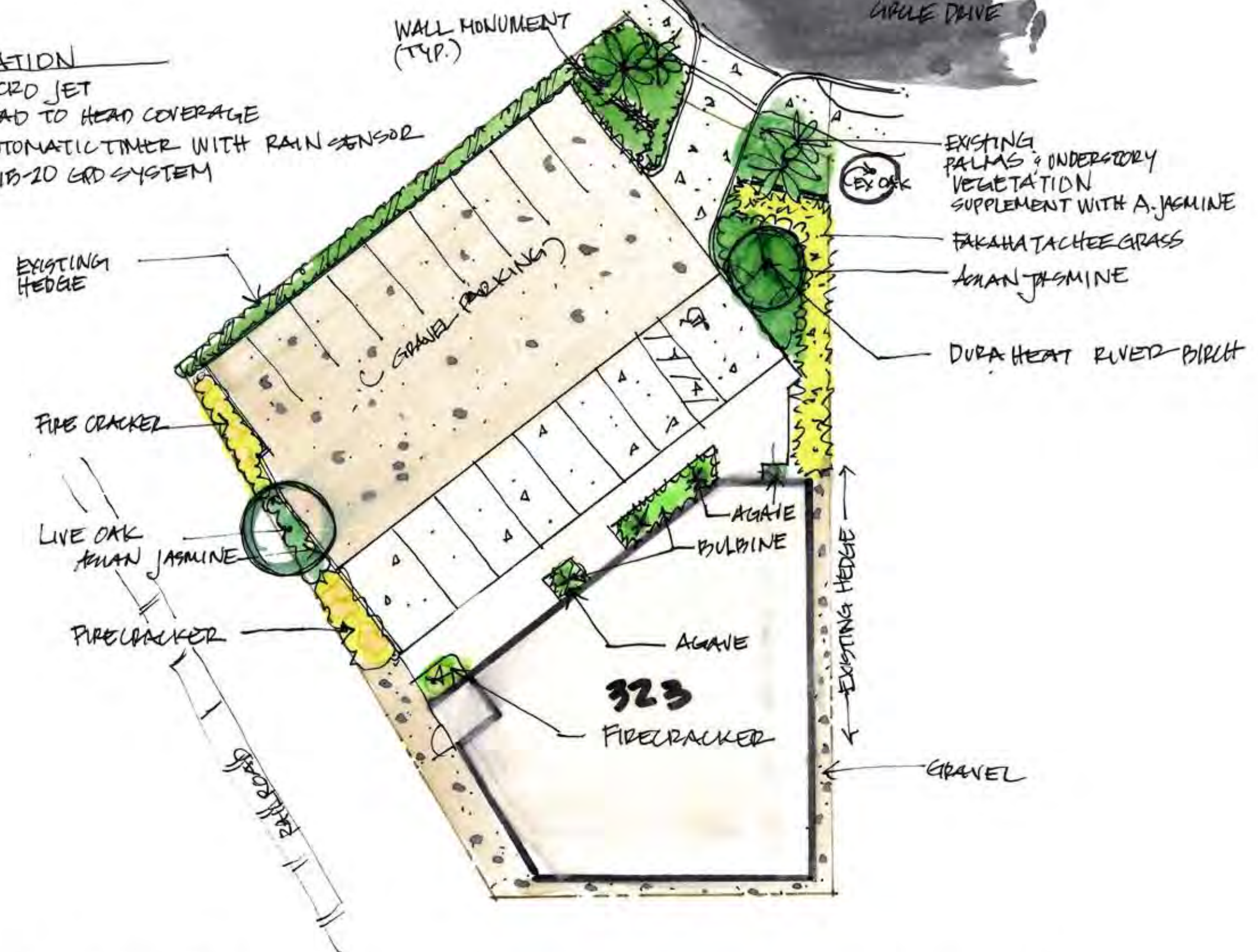
SHEET TITLE
MASTER SITE PLAN
DATE
3/16/2017



GENERAL INFORMATION		PROJECT INFORMATION		DATE	
NO.	1	PROJECT NAME	...	DATE	...
DATE	...	PROJECT LOCATION	...	DATE	...
SCALE	...	PROJECT OWNER	...	DATE	...
DESIGNER	...	PROJECT NO.	...	DATE	...
CHECKER	...	PROJECT STATUS	...	DATE	...
APPROVER	...	PROJECT TYPE	...	DATE	...
DATE	...	PROJECT VALUE	...	DATE	...
...	...	PROJECT AREA	...	DATE	...
...	...	PROJECT PERIOD	...	DATE	...
...	...	PROJECT BUDGET	...	DATE	...
...	...	PROJECT RISK	...	DATE	...
...	...	PROJECT COMPLIANCE	...	DATE	...
...	...	PROJECT SCHEDULE	...	DATE	...
...	...	PROJECT RESOURCES	...	DATE	...
...	...	PROJECT RISK REGISTER	...	DATE	...
...	...	PROJECT CHANGE LOG	...	DATE	...
...	...	PROJECT COMMUNICATIONS	...	DATE	...
...	...	PROJECT DOCUMENTATION	...	DATE	...
...	...	PROJECT REPORTING	...	DATE	...
...	...	PROJECT CLOSURE	...	DATE	...

IRRIGATION

- MICRO JET
- HEAD TO HEAD COVERAGE
- AUTOMATIC TIMER WITH RAIN SENSOR
- 15-20 GPD SYSTEM



PLANT SCHEDULE

- 1 LIVE OAK 3" CAL.
- 1 RIVER BIRCH 3" CAL.
- 15 AGAVE
- FIRECRACKER @ 30" O.C.
- FAKAHATCHEE @ 30" O.C.
- BULBINE @ 18" O.C.
- ACIAN JASMINE @ 18" O.C.

323 CIRCLE DRIVE
3.30.17

LANDSCAPE PLAN
1"=20'-0"



