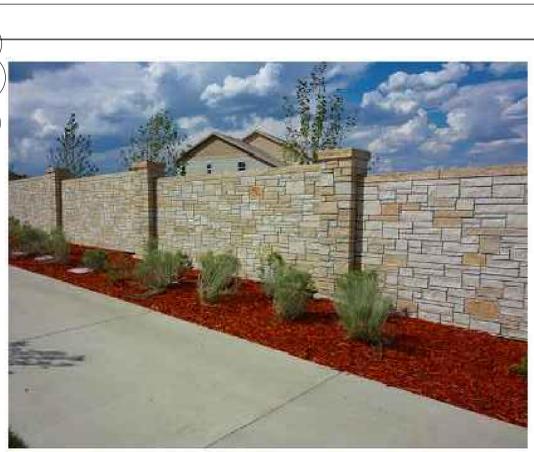


KEY NOTES	
1.01	EXISTING PROPERTY LINE
1.02	EXISTING INFORMATION TOWER TO BE REMOVED-SEE SITE DEMO PLAN FOR INFO.
1.03	EXISTING BUILDING TO BE DEMOLISHED-SEE SITE DEMO PLAN FOR INFO.
1.04	NEW PUBLIC SIDEWALK-SEE CIVIL PLANS FOR INFO.
1.05	NEW WROUGHT IRON FENCE
1.06	NEW CHAINLINK FENCE AND/OR GATE
1.07	NEW WROUGHT IRON SLIDING GATE w/ PERFORATED ALUM. BACKING FOR FULL COVERAGE ON THE INSIDE OF GATE-SEE DETAIL 15/SD1
1.08	EXISTING SIGN TO BE REMOVED-SEE CIVIL PLANS FOR INFO.
1.09	EXISTING FIRE HYDRANT-SEE CIVIL PLANS FOR INFO.
1.10	PROPOSED FIRE LANE-SEE CIVIL PLANS FOR INFO.
1.11	NEW PRE-CAST MASONRY FENCE-SEE PROFILE THIS SHEET
1.12	PROPOSED FIRE HYDRANT-SEE CIVIL PLANS FOR INFO.
1.13	NEW PRE-FAB GUARD SHACK BY G.C.-PROVIDE 110V 60A PANEL-UNDER SEPARATE PERMIT
1.14	NEW SWINGING GATE-SEE 7/SD1 FOR MORE INFO.
1.15	NEW SITE LIGHT (TYP.) SEE PROPOSED PHOTOMETRIC PLAN AND SITE ELECTRICAL FOR INFO. INSTALL (1) 110V OUTLET @ EVERY 5 LIGHT POLES
1.16	TRUCK UNLOADING AND TURN AROUND
1.17	NEW TRASH ENCLOSURE-UNDER SEPARATE PERMIT
1.18	NEW RAMP FOR PROPOSED WASH BAYS
1.19	NEW PIPE BARRIER FENCE-REFER TO DETAIL AND 8/SD1
1.20	ACCESSIBLE PARKING STALL (TYP.)
1.21	ACCESSIBLE PARKING SIGN (TYP.)-SEE CIVIL PLANS SHEET 6 FOR MORE INFO.
1.22	EXISTING IRRIGATION WELL AND ELEC. TRANSFORMER-SEE CIVIL PLANS FOR INFO.
1.23	EXISTING LIFT STATION-SEE CIVIL PLANS FOR INFO.
1.24	EXISTING BACKFLOW PREVENTER-SEE CIVIL PLANS FOR INFO.
1.25	NEW BIKE RACKS-11 SPACES FOR BIKES AT AUCTION BUILDING, 10 SPACES FOR BIKES AT COLLISION BUILDING-SEE TYPICAL BIKE RACK DETAIL 6/SD1
1.26	DELIVERY ACCESS & FIRE ACCESS
1.27	PRIMARY FIRE ACCESS
1.28	FIRE ACCESS
1.29	NEW (2)12" WROUGHT IRON SWINGING GATE w/ PERFORATED ALUM. BACKING FOR FULL COVERAGE ON THE INSIDE OF GATE-SEE DETAIL 20/SD1
1.30	NEW WHEELSTOP-SEE DETAIL 1/SD1 FOR MORE INFO.
1.31	NEW 24" CHAIN LINK SLIDING GATE
1.32	FLOATING FOUNTAIN-PROVIDE 110V TO FOUNTAIN-PROVIDE FLEX CONDUIT TO ALLOW SLACK IN CONDUIT TO ALLOW RISE IN WATER LEVEL-CONDUIT TO BE LAID ON TOP OF GRADE. DO NOT BURRY CONDUIT. SEE LANDSCAPE FOR MORE INFO.
1.33	NEW 5'-0" WROUGHT IRON GATE
1.34	NEW (2)12" WROUGHT IRON SWINGING GATE
1.35	24" WHITE STOP BAR (THERMOPLASTIC)
1.36	12" WHITE CROSSWALK LINE (THERMOPLASTIC)

SHEET INDEX	
TITLE	
SP1	SITE PLAN, PROPERTY INFORMATION, PARKING STATISTICS, VICINITY MAP AND STATISTICS
SD1	SITE DETAILS
AS01	ELEVATIONS_AUCTION BUILDING-BUILDING #1
AS11	ELEVATIONS_RECON BUILDING-BUILDING #2
AS21	ELEVATIONS_COLLISION OFFICE AND REPAIR-BUILDING #3
AS31	ELEVATIONS_COLLISION REPAIR-BUILDING #4

PARKING SUMMARY				
Building # and Name / Use	SF	Ratio	Required Parking Spaces	Provided parking spaces
Blgd. #1 Auction: Vehicle Sales no repairs	17,717 SF Auto Sales	1/500 + 1/1,500 SF display area 17,717/500=35.4	36	72
Building #2 Recon Bldg: Vehicle repair and wash	20,000 SF Vehicle Repair and wash 25 service bays 4 wash bays 8,160 SF other enclosed area.	3 per bay + 1/500 SF other enclosed area. 25 x 3 = 75 4x3=12 8,160 /500 =16.3	103	207
Building #3 Collision Center shop building Vehicle Repair	15,130 SF 10 bays inc. 2 paint booths	3 per bay + 1/ 500 SF display area. 10 x 3 = 45 45	45	77
Building #4 Collision Center:Office and Repairs.	2,155 SF offices 2,845 SF Repairs = 5 bays.	1/350 SF offices + 3 per bay 2,155/350 = 6.1 5 bays x3 = 15	21	24
			205	380

BIKE RACKS:  
1/10 REQ. BIKE SPACES  
PARKING SPACES PROVIDED 205  
205/10=21 REQ. BIKE SPACES



1 PRE-CAST MASONRY WALL

SITE INFORMATION		
ADDRESS:	650 US HIGHWAY 17-92, 923 FLORIDA AVE., 915 FLORIDA AVE., 905 FLORIDA AVE.	
PARCEL:	33-20-30-505-0000-0010	
AREA:	• AUTO AUCTION.....(11.2 ACRES) • EXISTING VEHICLE REPAIR.....(2.6 ACRES) • OFFICE.....(1.4 ACRES) GROSS AREA OF SITE=662,372+/- (15.2 ACRES)	
ZONING:	INFILL AND MIXED USE (MU)	
DISTRICT:	EAST END	
F.A.R.:	• ALLOWED: 2.25 • PROVIDED: 662,372+/- SF (AREA OF SITE)/97,856 SF (TOTAL BUILDING)=0.09	
PROPOSED BUILDING HEIGHT:	2 STORIES	
IMPERVIOUS SURFACE:	• ALLOWED: 80% • PROVIDED: 72%	
BUILDING SUMMARY:	EXISTING OFFICES AND RESTROOMS FOR AUCTION BUILDING #1: 16,173 SF + AUCTION EXPANSION 1,544 SF NEW TOTAL FOR AUCTION BUILDING 17,717 SF	
EXPANSION OF AUCTION BUILDING #1 (AUCTION):	17,717 SF	
(650 N. US HIGHWAY 17-92)		
REMODELED RECON BUILDING #2:(REPAIR):	20,000 SF	
(923 FLORIDA AVE.)		
EXISTING COLLISION BUILDING #3:(REPAIR):	15,130 SF	
(915 FLORIDA AVE.)		
EXISTING COLLISION OFFICES BUILDING #4:(OFFICE):	2,155 SF	
EXISTING COLLISION (REPAIR):	2,854 SF	
(905 FLORIDA AVE.)	5,008 SF	
TOTAL BUILDING	57,856 SF	
PROPERTY INFO.		
MAX FLOOR RATIO	2.25	0.09
MAX HEIGHT	2 STORIES	2 STORIES
IMPERVIOUS SURFACE RATIO	REQ. 80%	PROVIDED 72%
SETBACK	REQ. 20 FEET	PROVIDED 185.50'
MIN. FRONT (EAST)	20 FEET (50' FROM RESIDENTIAL)	40.33'
MIN. REAR	10 FEET	35.25'
MIN. SIDE (N)	10 FEET	25.42'
MIN. SIDE (S)	10 FEET	
FIRE GENERAL NOTES		
FIRE: 1. ALL GATES LEADING TO SITE SHALL BE EQUIPPED WITH KNOX LOOK FOR FIRE DEPT. ACCESS. 2. ALL GATES LEADING TO BUILDING SHALL BE EQUIPPED WITH KNOX BOX FOR FIRE DEPT. ACCESS. 3. THIS LOCATION IS PROVIDED WITH A FIRE ALARM SYSTEM AND A SEPARATE FIRE ALARM PERMIT SHALL BE APPLIED FOR BY A LICENSED FIRE ALARM CONTRACTOR. 4. THIS LOCATION IS PROVIDED WITH A FIRE SPRINKLER SYSTEM AND A SEPARATE FIRE SPRINKLER PERMIT SHALL BE APPLIED FOR BY A LICENSED FIRE SPRINKLER CONTRACTOR.		
SEPARATE SUBMITTAL		
1. EXTERIOR BUILDING SIGNAGE. 2. EXTERIOR FREESTANDING MONUMENT SIGNAGE. 3. DEMOLITION PERMIT UNDER SEPARATE PERMIT 4. FIRE SPRINKLERS 5. SITE FENCE 6. GRADING/HARDSCAPE 7. TRASH ENCLOSURE		
APPLICABLE CODES		
CITY OF LONGWOOD, FLORIDA BUILDING AMENDMENTS: FBC 2014, 5th edition-BUILDING FBC 2014, 5th edition-MECHANICAL FBC 2014, 5th edition-PLUMBING FBC 2014, 5th edition-MECHANICAL 2011 NATIONAL ELECTRICAL CODE 70 Florida Fire Prevention Code Fifth Edition NFPA 1 2012, NFPA 101 2012, NFPA 13 2010		
VICINITY MAP		
LEGEND		
---	EXISTING CURB	
---	NEW CURB	
----	NEW MASONRY WALL	
----	NEW CHAINLINK FENCE	
----	NEW WROUGHT IRON FENCE	
----	PROPOSED FIRE LANES	
----	PROPERTY LINE	
⊙	FIRE HYDRANT	

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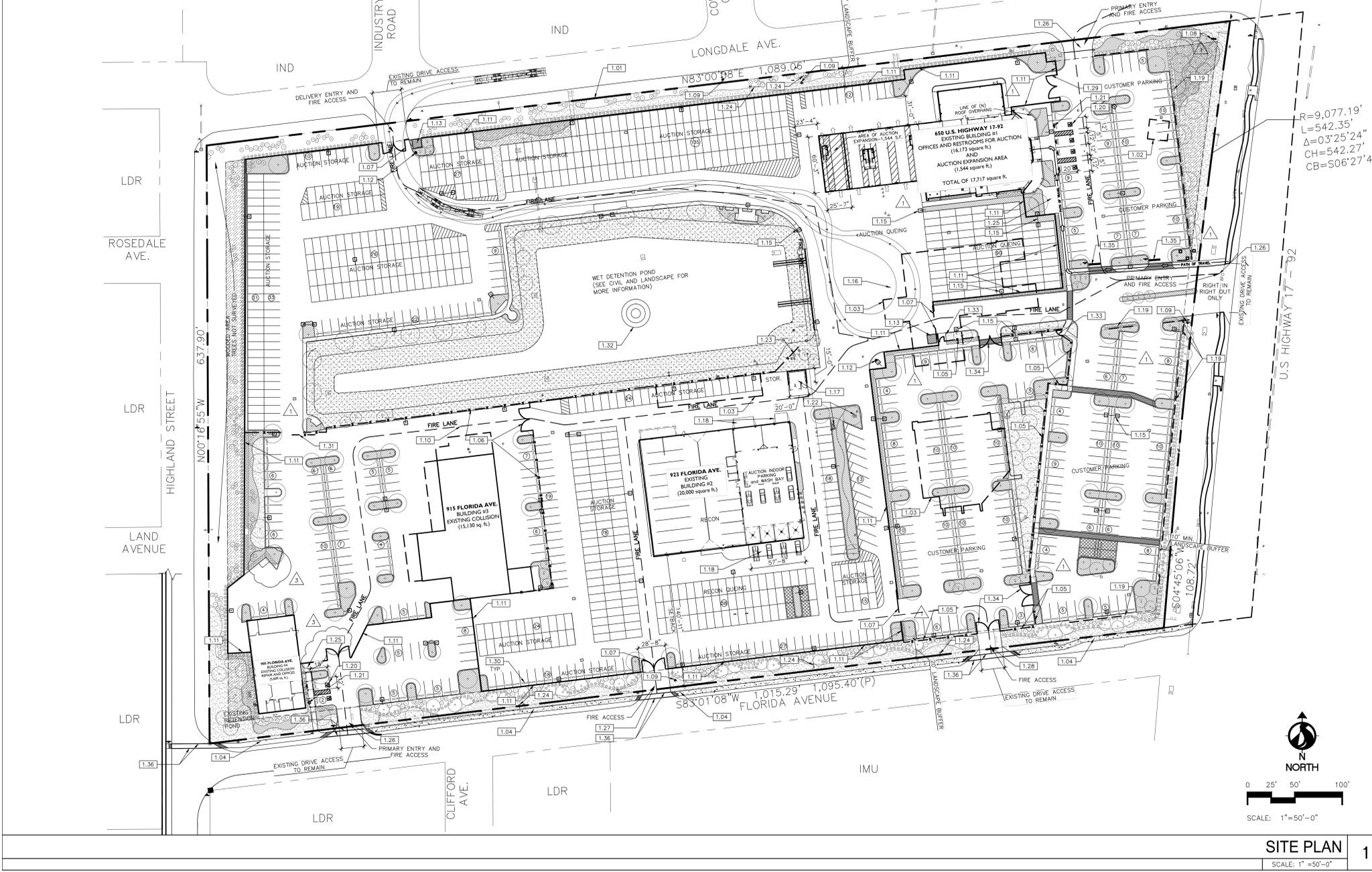
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Consultants

Client

200 SW 1ST AVE., 14TH FLOOR  
FORT LAUDERDALE, FL 33301

Key Plan



Revision			
⊙	PLANNING REVISION	CD	LT 2016.12.19
⊙	ELEVATION REVISION	CD	LT 2016.12.2
⊙	FENCE AND LOT REVISION	CD	LT 2016.12.2
Revision			
	By	Appd.	TY.MM.DD
PLANNING SUBMITTAL			
	CD	MK	2016.11.16
	CD	MK	2016.11.04
	CD	MK	2016.09.21
Issued			
	By	Appd.	TY.MM.DD
File Name:			
	Den.	Chkd.	Dsgn.
Permit-Seal			
Project:			
<p><b>AUTO AUCTION</b> NORTH U.S. HIGHWAY 17 - 92 LONGWOOD, FLORIDA</p>			
Title:			
SITE PLAN			
Project No.	Scale		
2007106004	AS NOTED		
Drawing No.	Sheet	Revision	
SP1	of	0	

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