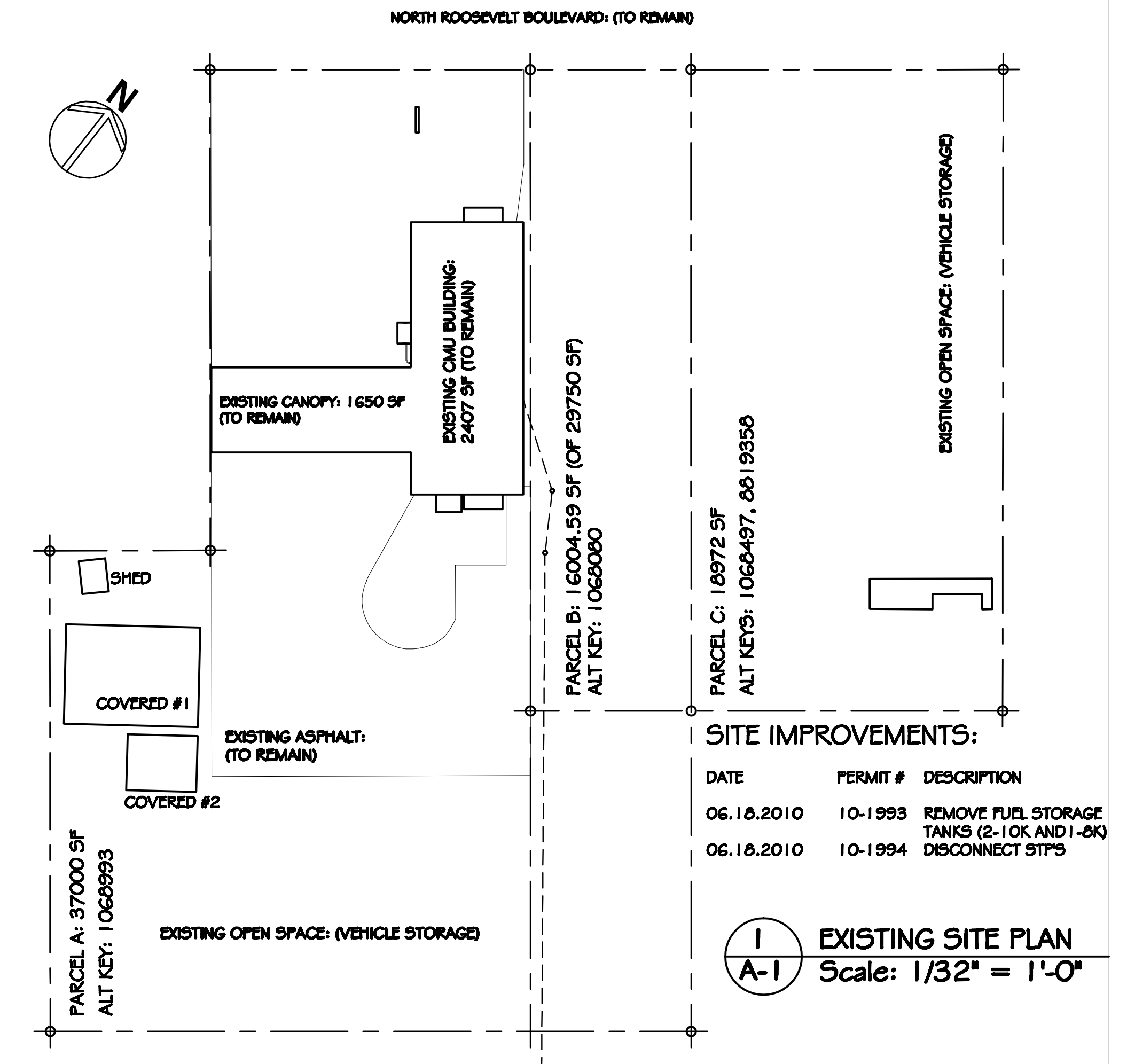


**Modified Plans
per
Fire Department**

KEY WEST KIA DEALERSHIP

2826 NORTH ROOSEVELT BOULEVARD
KEY WEST, FLORIDA 33040



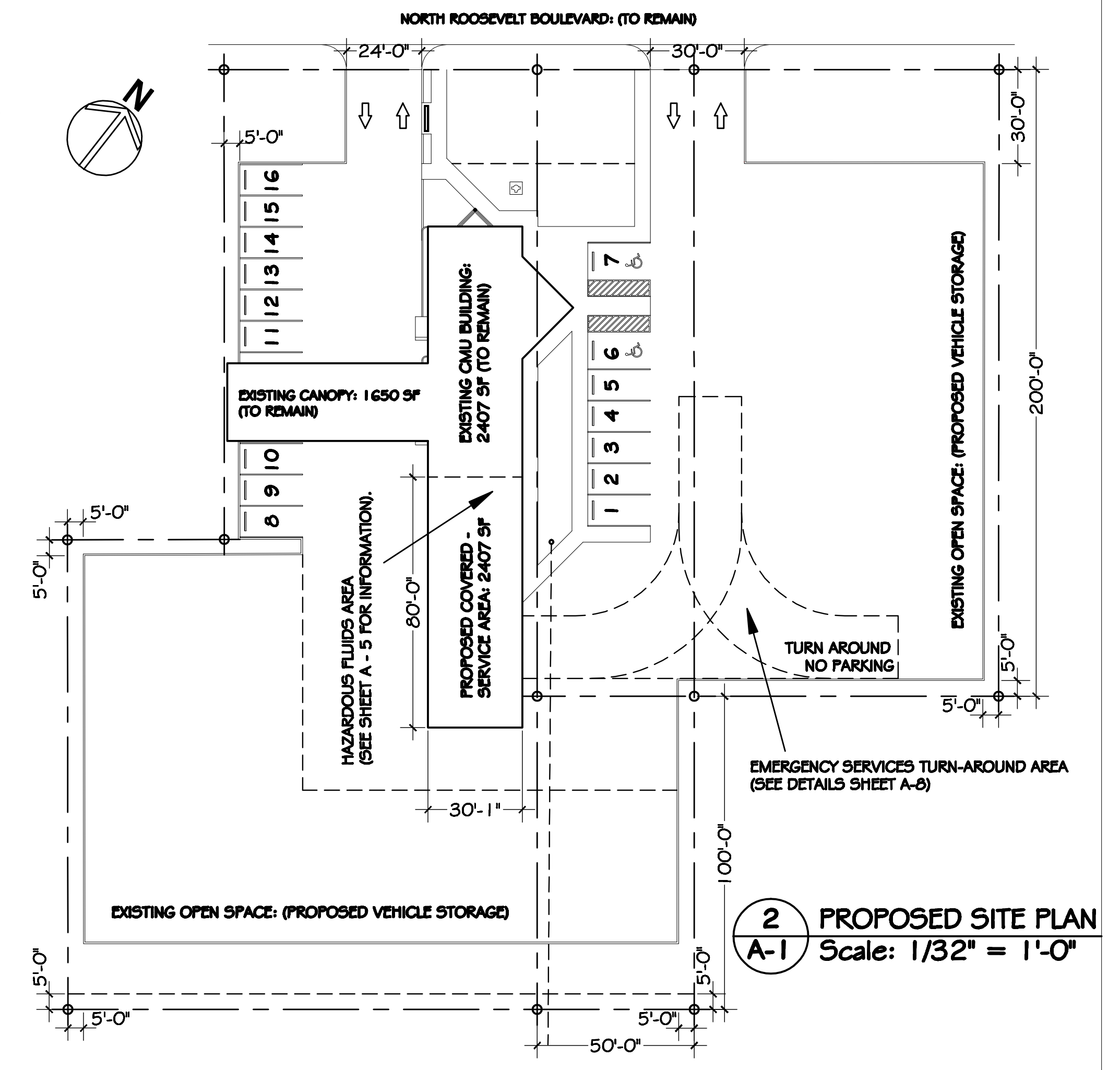
SHEET SCHEDULE

ARCHITECTURAL:

SHEET	CONTENT
A-1	EXISTING & PROPOSED SITE PLANS & SITE DATA
A-2	EXISTING & PROPOSED FLOOR PLANS
A-3	EXISTING & PROPOSED ELEVATIONS (NORTHEAST)
A-4	EXISTING & PROPOSED ELEVATIONS (SOUTHWEST)
A-5	PROPOSED LIFE SAFETY PLAN
A-6	PROPOSED SITE DRAINAGE PLAN & DETAILS
A-7	CONCEPTUAL LANDSCAPE & LIGHTING PLAN & DETAILS
A-8	FIRE DEPARTMENT ACCESSIBILITY PLAN

PROPOSED KIA DEALERSHIP SITE DATA: 05.31.2013

SITE ANALYSIS - EXISTING		SITE ANALYSIS - REQUIRED		SITE ANALYSIS - PROPOSED		COMPLIANT
ZONE:	CG	ZONE:	CG	ZONE:	CG	YES (NO CHANGES)
AREA:	71976.59 SF (1.65 AC)	MIN. AREA:	15000 SF	AREA:	71976.59 (1.65 AC)	YES (NO CHANGES)
WIDTH:	247' x 200'	MIN. WIDTH:	150'	WIDTH:	247' x 200'	YES (NO CHANGES)
DEPTH:	300' x 200'	MIN. DEPTH:	100'	DEPTH:	300' x 200'	YES (NO CHANGES)
IMPERVIOUS:	23660 SF (32.87%)	IMPERVIOUS:	60%	IMPERVIOUS:	58198.00 SF (80.85%)	NO (VARIANCE REQ.)
CMU STRUCTURE:	2407 SF			CMU STRUCTURE:	2407 SF	
CANOPY:	1650 SF			CANOPY:	1650 SF	
COVERED #1:	1228 SF			NEW CANOPY:	2407 SF	
COVERED #2:	360 SF			ASPHALT:	17930 SF	
SHED:	85 SF			NEW ASPHALT:	33804 SF	
ASPHALT:	17930 SF					
BLDG. COV.:	6398 SF (8.88%)	MAX. BLDG. COV.:	40% (28790 SF)	BLDG. COV.:	6660 SF (9.25%)	YES
CMU STRUCTURE:	2407 SF			CMU STRUCTURE:	2407 SF	
CANOPY:	1650 SF			CANOPY:	1650 SF	
COVERED #1:	1228 SF			NEW CANOPY:	2407 SF	
COVERED #2:	360 SF			ENTRY:	196 SF	
SHED:	85 SF					
SETBACKS:		FRONT:	30'	FRONT:	50'	YES (NO CHANGES)
FRONT:	50'	SIDE #1:	20'	SIDE #1:	152.15'	YES (NO CHANGES)
SIDE #1:	152.15'	SIDE #2:	20'	SIDE #2:	65'	YES (NO CHANGES)
SIDE #2:	65'	SIDE #3:	20'	SIDE #3:	0.29'	NO (NO CHANGES)
SIDE #3:	0.29'	REAR:	30'	REAR:	89.75'	YES
SIDE #4:	169.75'					
REAR:	169.75'			HEIGHT:	15.25'	YES
HEIGHT:	16'	MAX. HEIGHT:	40'	F.A.R.:	0.41	YES
F.A.R.:	0.25	MAX. F.A.R.:	0.80			
FLOOD ZONE:	AE (ELEVATION 8)					
PARKING:	0	PARKING:	16	PARKING:	16	YES
ADA SPACES:	0	ADA SPACES:	2	ADA SPACES:	2	YES
BICYCLE SPACES:	0	BICYCLE SPACES:	4	BICYCLE SPACES:	4	YES



REVISIONS DATE

PETER PIKE ARCHITECT
471 US HIGHWAY 1
SUITE 101
KEY WEST, FL 33040
305-296-1692

PROJECT:
RENOVATION OF FILLING STATION
KEY WEST KIA
2826 NORTH ROOSEVELT BLVD.
KEY WEST, FL 33040

DRAWING TITLE:
**PROPOSED & EXISTING
SITE PLANS & SITE DATA**

PROJECT NUMBER:
13.16
DRAWN: AAO
CHECKED: PMP
DATE: 10.14.2013

SHEET #
A-1

REVISIONS	DATE



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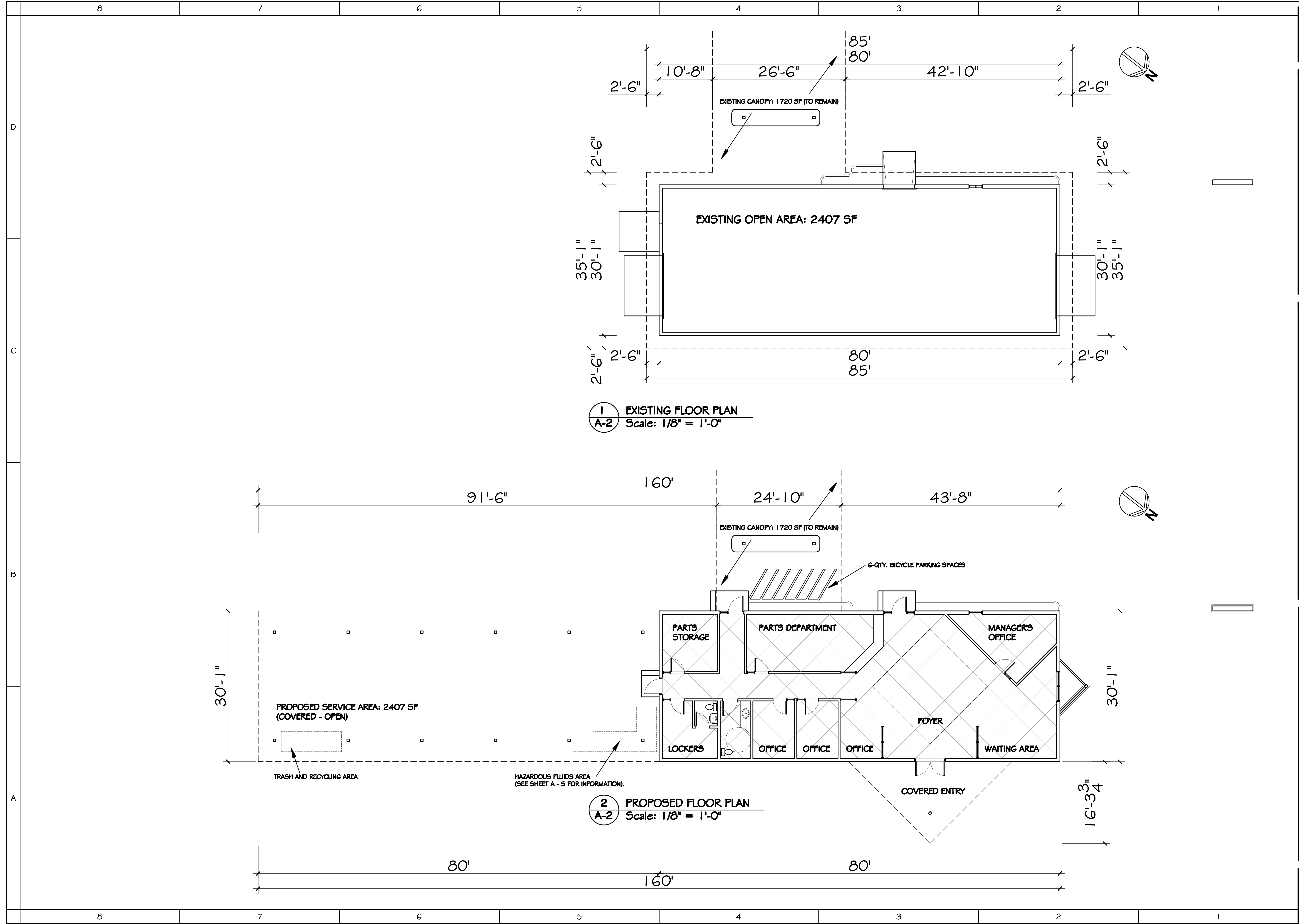
471 US HIGHWAY 1
SUITE 101
KEY WEST, FL 33040
305-296-1692

PROJECT: RENOVATION OF FILLING STATION
KEY WEST KIA
2826 NORTH ROOSEVELT BLVD.
KEY WEST, FL 33040

DRAWING TITLE:
PROPOSED & EXISTING FLOOR PLANS

PROJECT NUMBER:
13.16
DRAWN: AAO
CHECKED: PMP
DATE: 10.14.2013

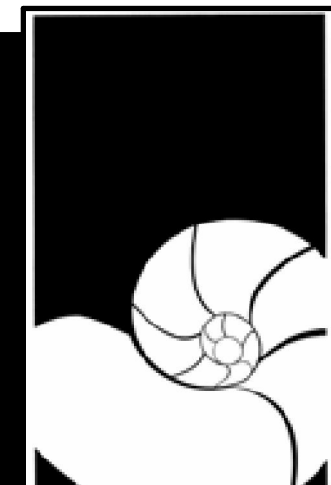
SHEET #
A-2



1 EXISTING FLOOR PLAN
A-2 Scale: 1/8" = 1'-0"

2 PROPOSED FLOOR PLAN
A-2 Scale: 1/8" = 1'-0"

REVISIONS	DATE



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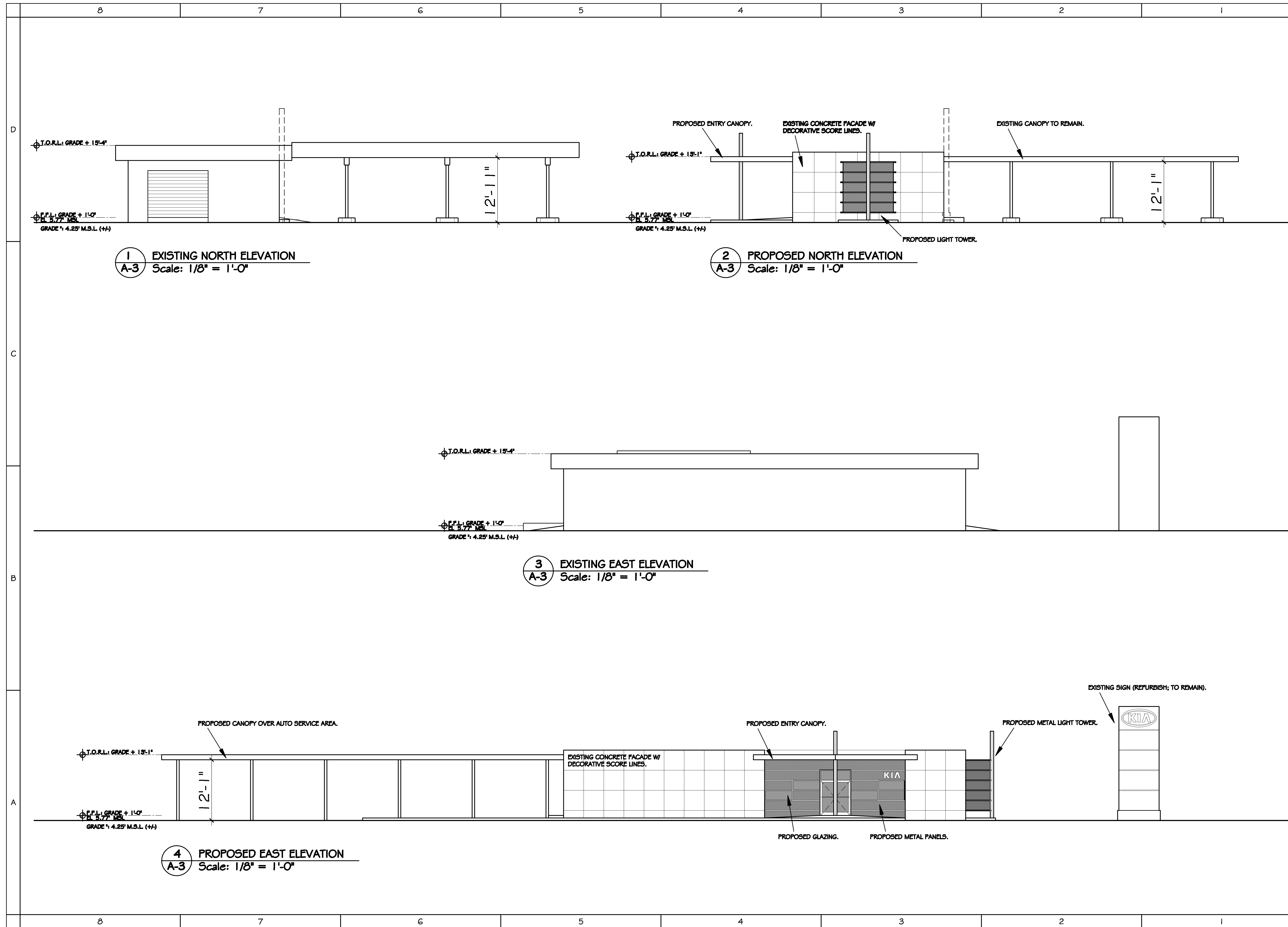
471 US HIGHWAY 1
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KEY WEST, FL 33040
305-296-1692

PROJECT: RENOVATION OF FILLING STATION
KEY WEST KIA
2826 NORTH ROOSEVELT BLVD.
KEY WEST, FL 33040

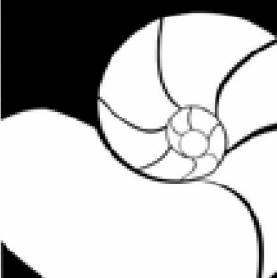
DRAWING TITLE:
**PROPOSED & EXISTING
ELEVATIONS**

PROJECT NUMBER:
13.16
DRAWN: AAO
CHECKED: PMP
DATE: 10.14.2013

SHEET #
A-3



REVISIONS	DATE



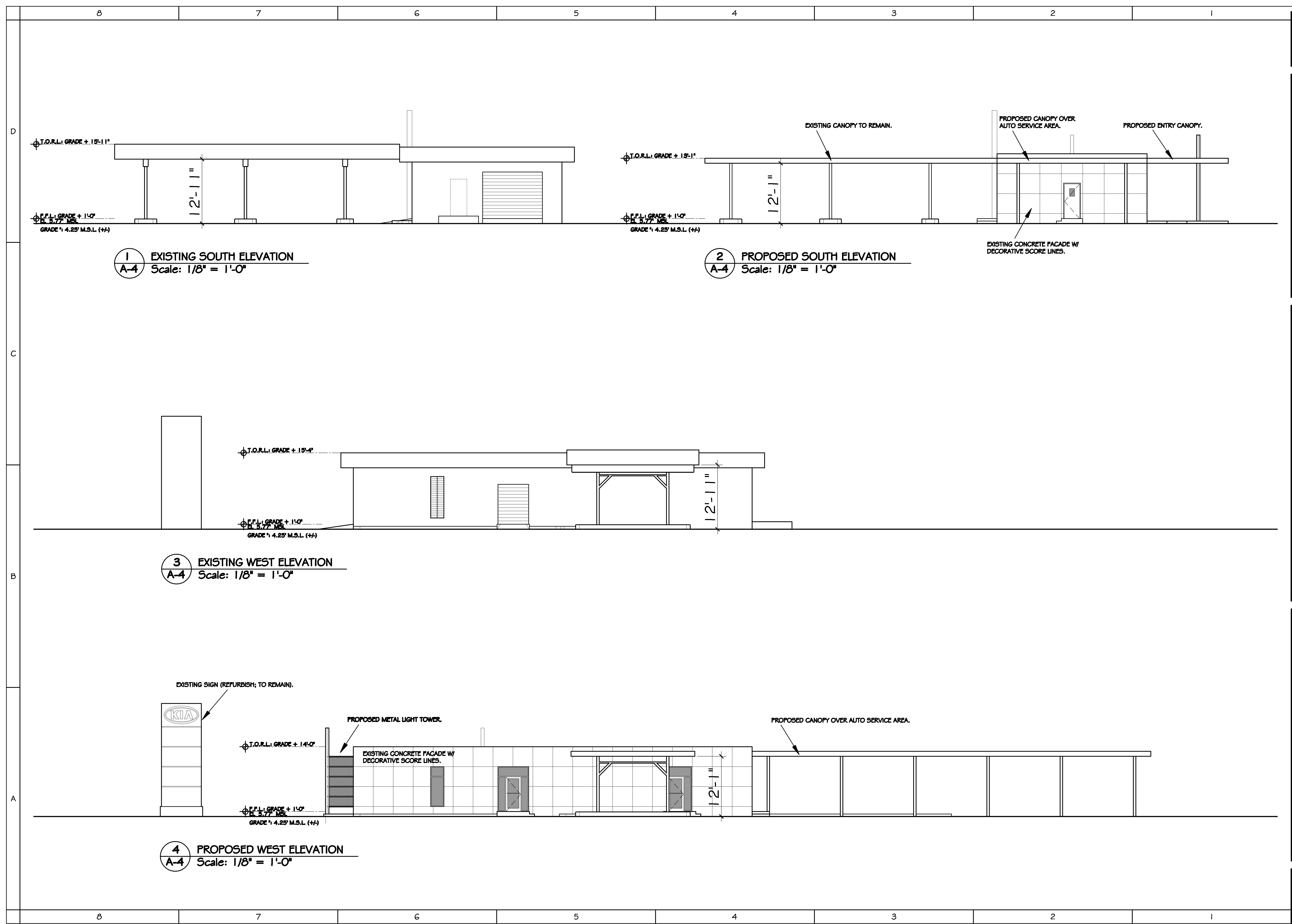
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 305-296-1692

PROJECT: RENOVATION OF FILLING STATION
KEY WEST KIA
 2826 NORTH ROOSEVELT BLVD.
 KEY WEST, FL 33040

DRAWING TITLE:
PROPOSED & EXISTING ELEVATIONS

PROJECT NUMBER: 13.16
 DRAWN: AAO
 CHECKED: PMP
 DATE: 10.14.2013

SHEET #
A-4



HAZARDOUS FLUIDS AREA

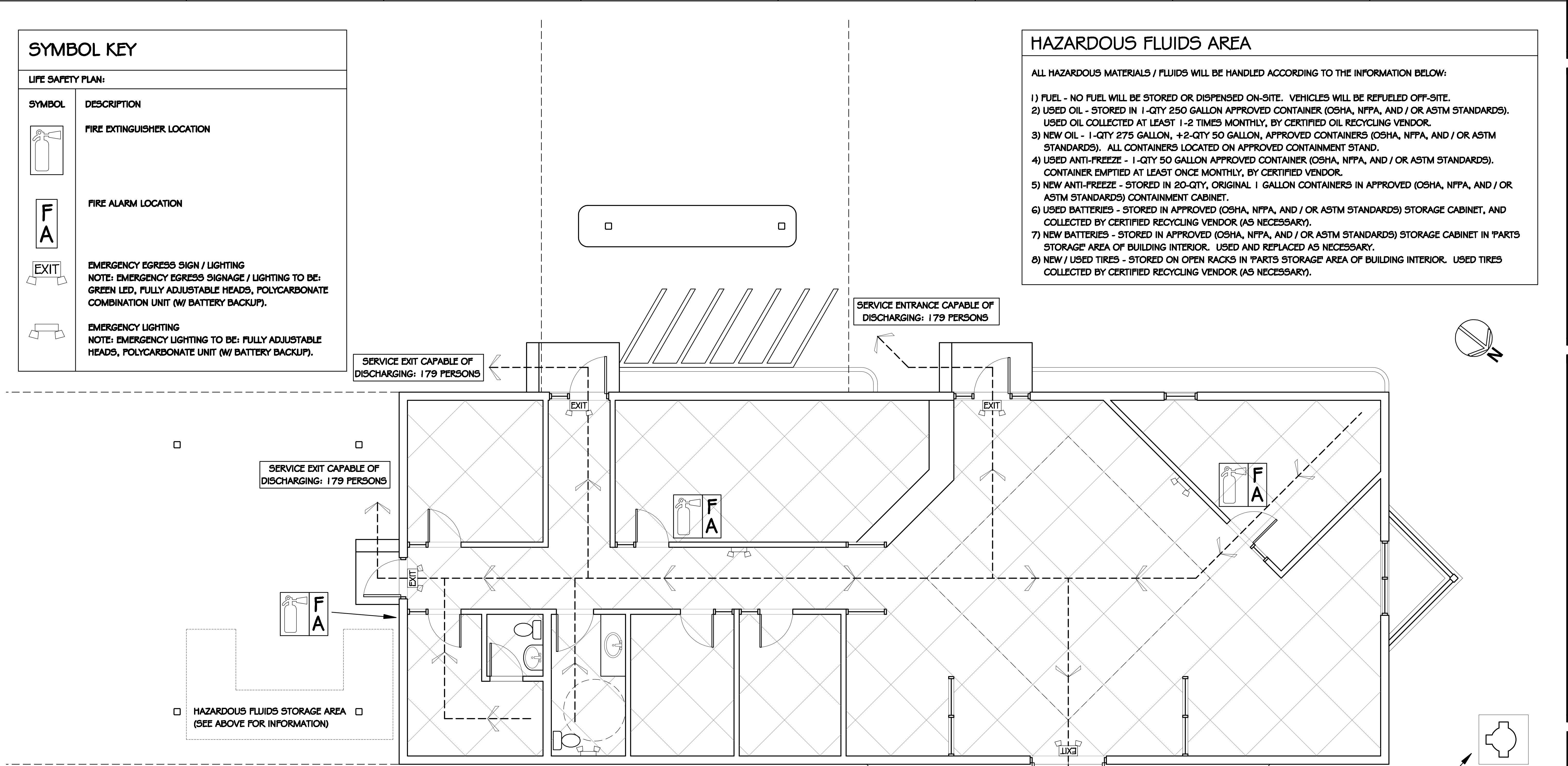
ALL HAZARDOUS MATERIALS / FLUIDS WILL BE HANDLED ACCORDING TO THE INFORMATION BELOW:

- 1) FUEL - NO FUEL WILL BE STORED OR DISPENSED ON-SITE. VEHICLES WILL BE REFUELED OFF-SITE.
- 2) USED OIL - STORED IN 1-QTY 250 GALLON APPROVED CONTAINER (OSHA, NFPA, AND / OR ASTM STANDARDS). USED OIL COLLECTED AT LEAST 1-2 TIMES MONTHLY, BY CERTIFIED OIL RECYCLING VENDOR.
- 3) NEW OIL - 1-QTY 275 GALLON, +2-QTY 50 GALLON, APPROVED CONTAINERS (OSHA, NFPA, AND / OR ASTM STANDARDS). ALL CONTAINERS LOCATED ON APPROVED CONTAINMENT STAND.
- 4) USED ANTI-FREEZE - 1-QTY 50 GALLON APPROVED CONTAINER (OSHA, NFPA, AND / OR ASTM STANDARDS). CONTAINER EMPTIED AT LEAST ONCE MONTHLY, BY CERTIFIED VENDOR.
- 5) NEW ANTI-FREEZE - STORED IN 20-QTY, ORIGINAL 1 GALLON CONTAINERS IN APPROVED (OSHA, NFPA, AND / OR ASTM STANDARDS) CONTAINMENT CABINET.
- 6) USED BATTERIES - STORED IN APPROVED (OSHA, NFPA, AND / OR ASTM STANDARDS) STORAGE CABINET, AND COLLECTED BY CERTIFIED RECYCLING VENDOR (AS NECESSARY).
- 7) NEW BATTERIES - STORED IN APPROVED (OSHA, NFPA, AND / OR ASTM STANDARDS) STORAGE CABINET IN 'PARTS STORAGE' AREA OF BUILDING INTERIOR. USED AND REPLACED AS NECESSARY.
- 8) NEW / USED TIRES - STORED ON OPEN RACKS IN 'PARTS STORAGE' AREA OF BUILDING INTERIOR. USED TIRES COLLECTED BY CERTIFIED RECYCLING VENDOR (AS NECESSARY).

SYMBOL KEY

LIFE SAFETY PLAN:

SYMBOL	DESCRIPTION
	FIRE EXTINGUISHER LOCATION
	FIRE ALARM LOCATION
	EMERGENCY EGRESS SIGN / LIGHTING NOTE: EMERGENCY EGRESS SIGNAGE / LIGHTING TO BE: GREEN LED, FULLY ADJUSTABLE HEADS, POLYCARBONATE COMBINATION UNIT (W/ BATTERY BACKUP).
	EMERGENCY LIGHTING NOTE: EMERGENCY LIGHTING TO BE: FULLY ADJUSTABLE HEADS, POLYCARBONATE UNIT (W/ BATTERY BACKUP).



ALLOWABLE HEIGHTS AND BUILDING AREAS TABLE 503 FBC
 OCCUPANCY CLASS: BUSINESS GROUP B

CONSTRUCTION TYPE: TYPE V - B

ITEM	EXISTING	FBC TABLE 503	PROPOSED	COMPLIANCE
CONSTRUCTION TYPE	N / A	TYPE V - B	TYPE V - B	YES
MAX HEIGHT (FEET)	15'-4"	40'-0"	15'-4"	YES
OCCUPANCY	N / A	GROUP B	GROUP B	YES
MAX STORIES	1	2	1	YES
MAX AREA	2407 SF	9000 SF	2407 SF	YES

CALCULATED OCCUPANCY LOAD PER TABLE 1004.1.2 FBC
 OCCUPANCY CLASS: BUSINESS GROUP B

CONSTRUCTION TYPE: TYPE V - B	AREA	LOAD (PER 1004.1.2)	REQ. EGRESS (PER 1005.1)	PROVIDED	COMPLIANCE
OCCUPANCY TYPE					
BUSINESS, GRADE FLOOR	2407 SF	25 (@ 1 PER 100 SF)	(25) X (0.20) = 5' WIDTH	36" (2-QTY)	YES
SERVICE AREA, GRADE FLOOR	2407 SF	41 (@ 1 PER 60 SF)	(41) X (0.20) = 8.2' WIDTH	36" (2-QTY)	YES
TOTAL OCCUPANT LOAD		66 (COMBINED)	13.2' WIDTH (COMBINED)	72"	YES

FIRE EXTINGUISHERS PROVIDED: 2 - CLASS A (INTERIOR), 1 - CLASS B (EXTERIOR)

1 PROPOSED LIFE SAFETY PLAN
 Scale: 1/4" = 1'-0"

MAXIMUM EMERGENCY EGRESS TRAVEL DISTANCE
 (PER FBC TABLE 1016.1 TYPE - V GROUP B):

ROUTE A:	84'-0"	(COMPLIANT)
ROUTE B:	84'-0"	(COMPLIANT)

REVISIONS	DATE

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305-296-1692

PROJECT:
RENOVATION OF FILLING STATION
KEY WEST KIA
2826 NORTH ROOSEVELT BLVD.
KEY WEST, FL 33040

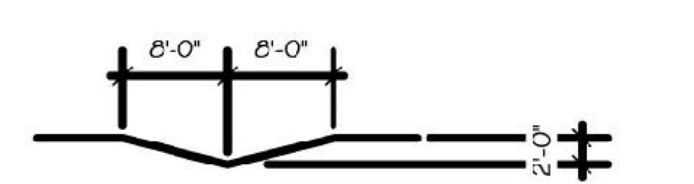
DRAWING TITLE:
**PROPOSED SITE DRAINAGE
PLAN & DETAILS**

PROJECT NUMBER:
13.16
DRAWN: AAO
CHECKED: PMP
DATE: 10.14.2013

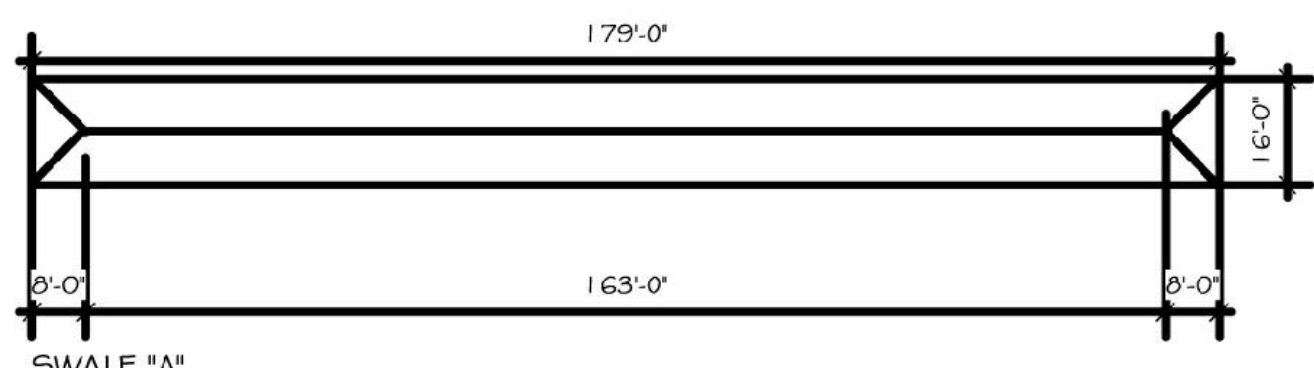
SHEET #
A-6

AREA #3: 33,072. SQ. FT.

.084/FT X 33,072 = 2,778 CU. FT.
= 2,778 CU. FT. OF SWALE REQUIRED



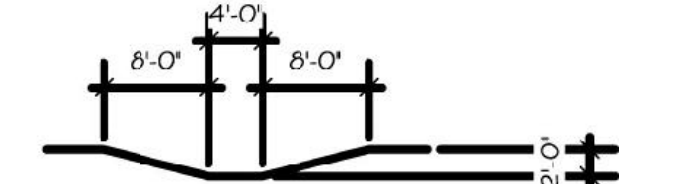
SECTION @ SWALE "A", @ AREA "2"
16 CU. FT. PER LIN. FT. @ FULL VOLUME AREA
 $1/2(2 \times 8) + 1/2(2 \times 8) = 16$ CU. FT.)
85.33 CU. FT. @ END VOLUME (x2) = 170.66 CU. FT.
2,778 CU. FT. - 170.66 CU. FT. = 2,607 CU. FT.
2,607 CU. FT. / 16 CU. FT. = 163 L.F. OF FULL VOL. SWALE REQ.



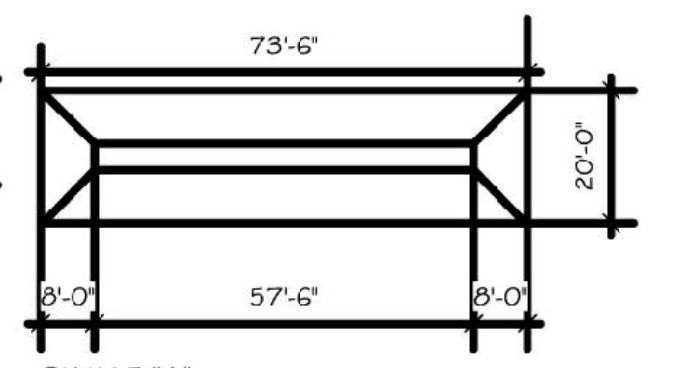
SWALE "A"
END VOLUME = 2 x 85.33 CU. FT. = 170.66 CU. FT.
LINEAR VOLUME = 163' x 16 CU. FT. = 2,608 CU. FT.
TOTAL SWALE "A" = 2,779 CU. FT.

AREA #2: 19,235. SQ. FT.

.084/FT X 19,235 = 1,616 CU. FT.
= 1,616 CU. FT. OF SWALE REQUIRED



SECTION @ SWALE "A", @ AREA "2"
24 CU. FT. PER LIN. FT. @ FULL VOLUME AREA
 $((2 \times 4) + 1/2(2 \times 8) + 1/2(2 \times 8)) = 24$ CU. FT.)
118 CU. FT. @ END VOLUME (x2) = 236 CU. FT.
1,616 CU. FT. - 236 CU. FT. = 1,380 CU. FT.
1,380 CU. FT. / 24 CU. FT. = 57.5 L.F. OF FULL VOL. SWALE REQ.



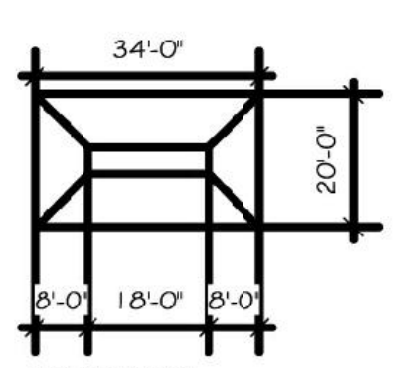
SWALE "A"
END VOLUME = 2 x 118 CU. FT. = 236 CU. FT.
LINEAR VOLUME = 57.5' x 24 CU. FT. = 1,380 CU. FT.
TOTAL SWALE "A" = 1,616 CU. FT.

AREA #1: 19,645. SQ. FT.

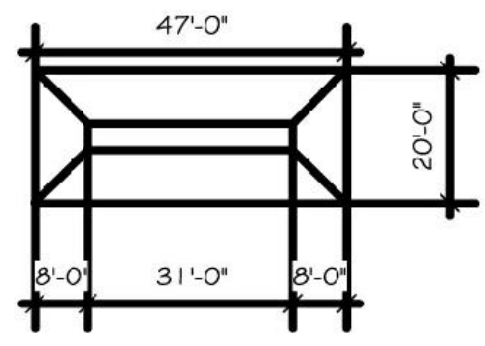
.084/FT X 19,645 = 1,638 CU. FT.
= 1,638 CU. FT. OF SWALE REQUIRED



SECTION @ SWALE "A" # "B", @ AREA "1"
24 CU. FT. PER LIN. FT. @ FULL VOLUME AREA
 $((2 \times 4) + 1/2(2 \times 8) + 1/2(2 \times 8)) = 24$ CU. FT.)
118 CU. FT. @ END VOLUME (x4) = 472 CU. FT.
1,638 CU. FT. - 472 CU. FT. = 1,166 CU. FT.
1,166 CU. FT. / 24 CU. FT. = 49 L.F. OF FULL VOL. SWALE REQ.



SWALE "A"
END VOLUME = 2 x 118 CU. FT. = 236 CU. FT.
LINEAR VOLUME = 18' x 24 CU. FT. = 432 CU. FT.
TOTAL SWALE "A" = 668 CU. FT.



SWALE "B"
END VOLUME = 2 x 118 CU. FT. = 236 CU. FT.
LINEAR VOLUME = 31' x 24 CU. FT. = 744 CU. FT.
TOTAL SWALE "A" = 980 CU. FT.

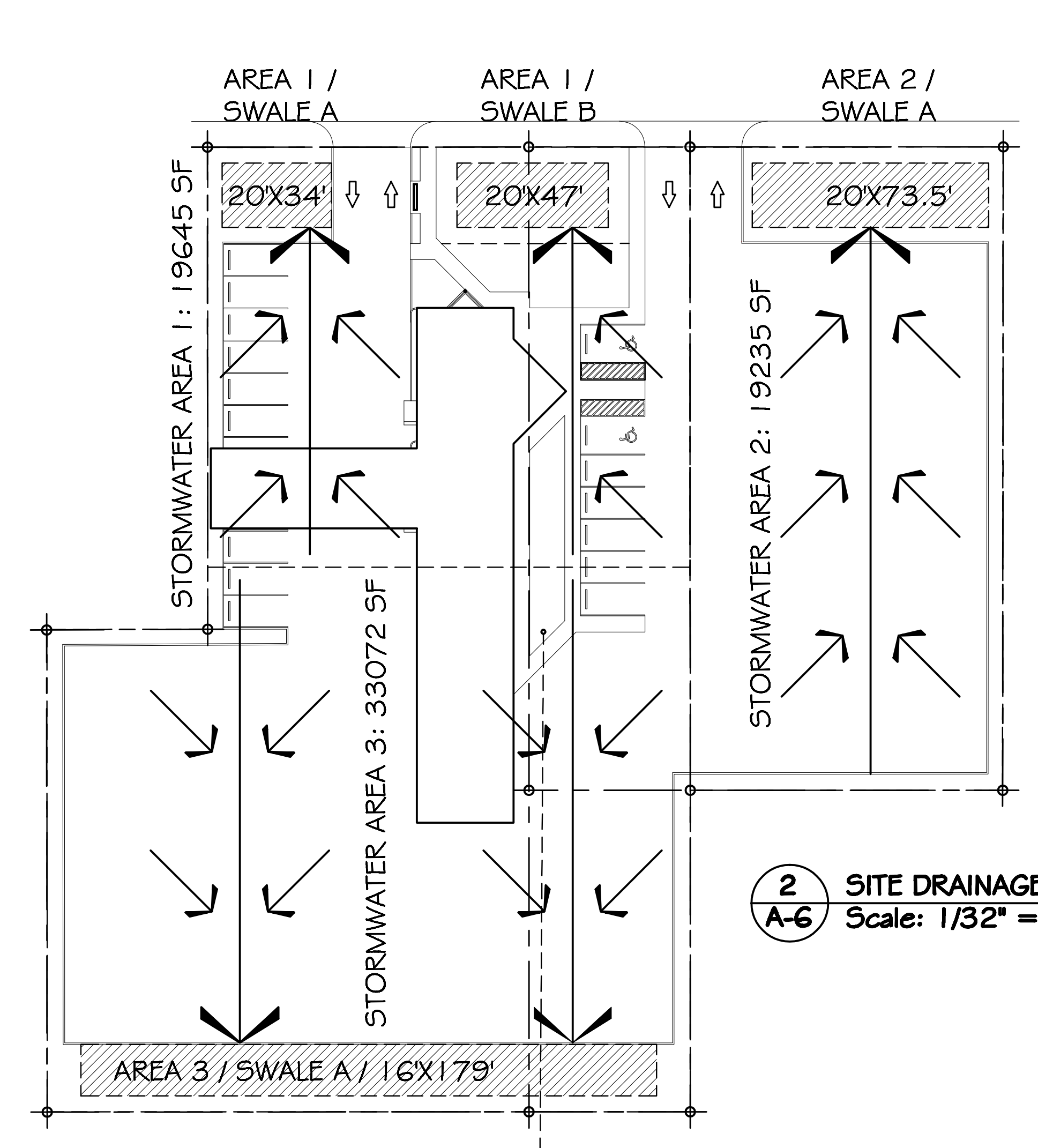
AREA #3 CU. FT. REQUIRED: 2,778
AREA #3 CU. FT. PROVIDED: 2,779

AREA #2 CU. FT. REQUIRED: 1,616
AREA #2 CU. FT. PROVIDED: 1,668

AREA #1 CU. FT. REQUIRED: 1,638
AREA #1 CU. FT. PROVIDED: 1,648

1 SITE DRAINAGE INFORMATION
Scale: NOT TO SCALE

STORM WATER CALCULATIONS: (ACCOMMODATE FOR FIRST 1" OF RAIN)



2 SITE DRAINAGE PLAN
Scale: 1/32" = 1'-0"

REVISIONS	DATE

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PROJECT:
 RENOVATION OF FILLING STATION
KEY WEST KIA
 2826 NORTH ROOSEVELT BLVD.
 KEY WEST, FL 33040

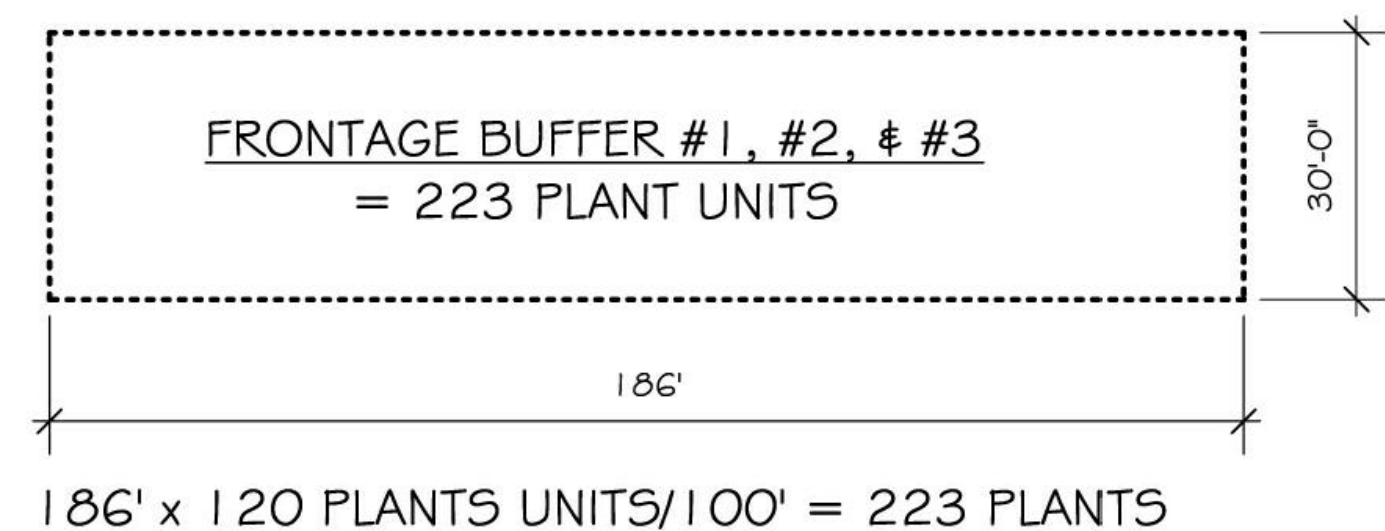
DRAWING TITLE:
CONCEPTUAL LANDSCAPE & LIGHTING PLAN & DETAILS
 PROJECT NUMBER:
 13.16
 DRAWN: AAO
 CHECKED: PMP
 DATE: 10.14.2013

SHEET #
A-7

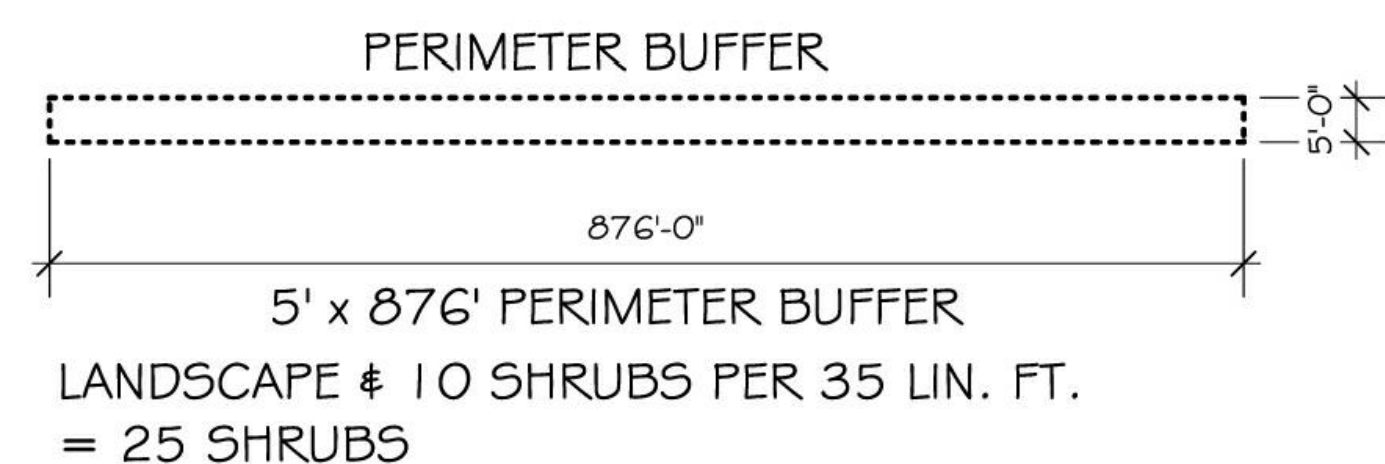
CONCEPTUAL LANDSCAPE / PLANTING PLAN

* PER KEY WEST LANDSCAPE STANDARDS
 SECTION 108: 70% NATIVE
 (1 ACRE = 43,560 SQ. FT.)

1. MIN. LANDSCAPE AREA = 20% BUILDING AREA
2. MIN. WIDTH FRONT BUFFER = 30'
 120 PLANT UNITS PER 100 LIN. FT.



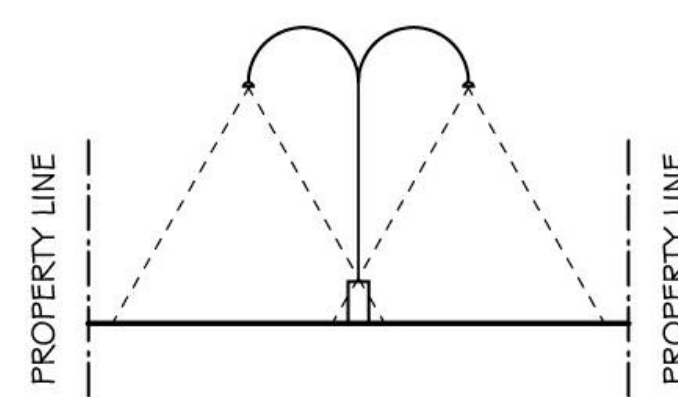
FRONTAGE PERIMETER-BUFFER:
 #1 = 43 LIN. FT.
 #2 = 60 LIN. FT.
 #3 = 83 LIN. FT.
 186 LIN. FT.



PERIMETER BUFFER:
 #1 = 120 LIN. FT.
 #2 = 50 LIN. FT.
 #3 = 150 LIN. FT.
 #4 = 190 LIN. FT.
 #5 = 100 LIN. FT.
 #6 = 102 LIN. FT.
 #7 = 164 LIN. FT.
 876 LIN. FT.

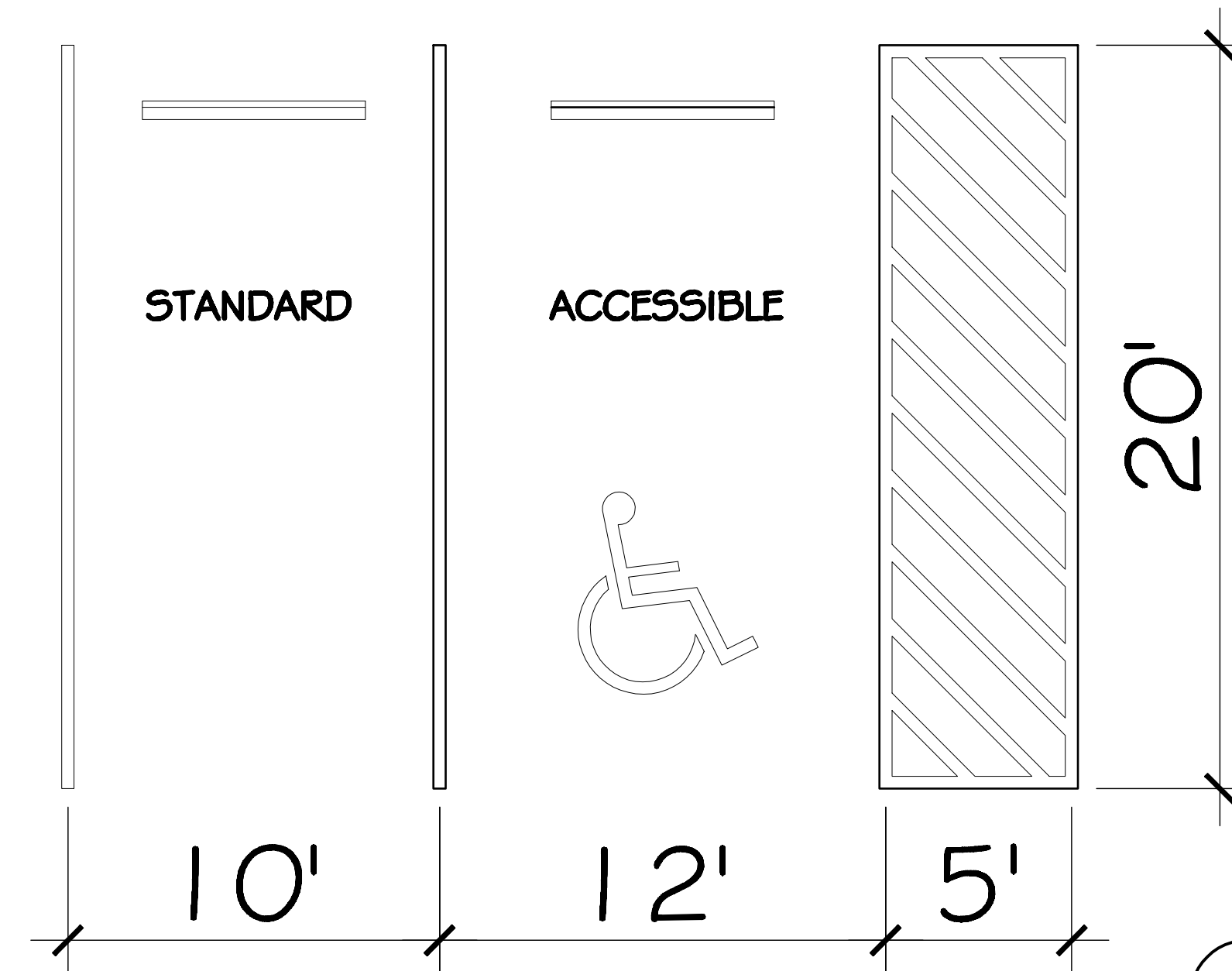
* NOTE: LANDSCAPING TO MEET ALL PARKING STANDARDS.

1 LANDSCAPE & LIGHTING DETAILS
 A-7 Scale: NOT TO SCALE

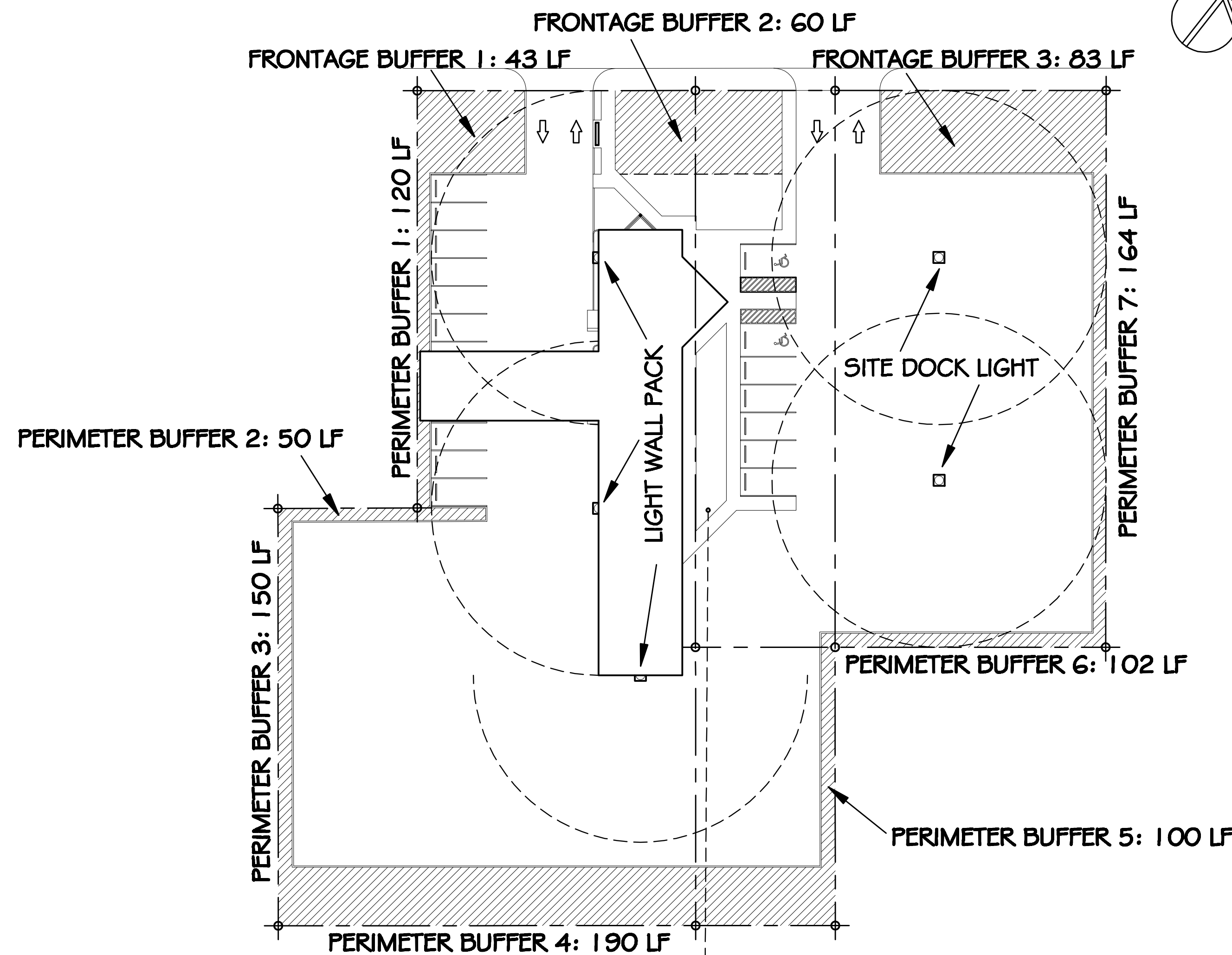


SITE LIGHTING:

ALL LIGHTING TO BE DIRECTED AWAY FROM PUBLIC AREAS & MAINTAINED IN PROPERTY.



3 TYPICAL PARKING DETAILS
 A-7 Scale: 1/4" = 1'-0"



2 CONCEPTUAL LANDSCAPE & LIGHTING PLAN
 A-7 Scale: 1/32" = 1'-0"

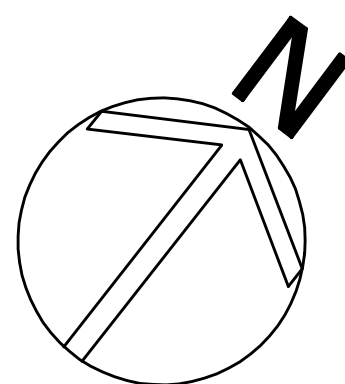
NORTH ROOSEVELT BOULEVARD (NORTH BOUND)

PROPOSED FIRE HYDRANT LOCATION
(CONNECT TO EXISTING 2" DIA. RPZ)

NOTE: AFFIX PROPERTY ADDRESS @
FRONT OF BUILDING W/ 6" HEIGHT
(MIN.) LETTERS AND/OR NUMBERS

EXISTING RPZ

PROPOSED CURB CUT



"NO PARKING" PAINTED ON
FINISHED ASPHALT IN 16"
HEIGHT (MIN.) LETTERS

EXISTING STRUCTURE: 2407 SF

PROPOSED CANOPY: 2407 SF

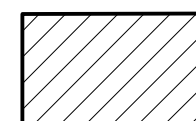
PROPERTY INGRESS AND EGRESS

PROPOSED VEHICLE STORAGE AREA
(PARKING SHOWN AS CONCEPTUAL ONLY)

5'-0"
5'-0"
5'-0"

PROPOSED VEHICLE STORAGE AREA
(PARKING SHOWN AS CONCEPTUAL ONLY)

EMERGENCY SERVICES TURN-AROUND
AREA (SEE DETAIL 2 THIS SHEET)

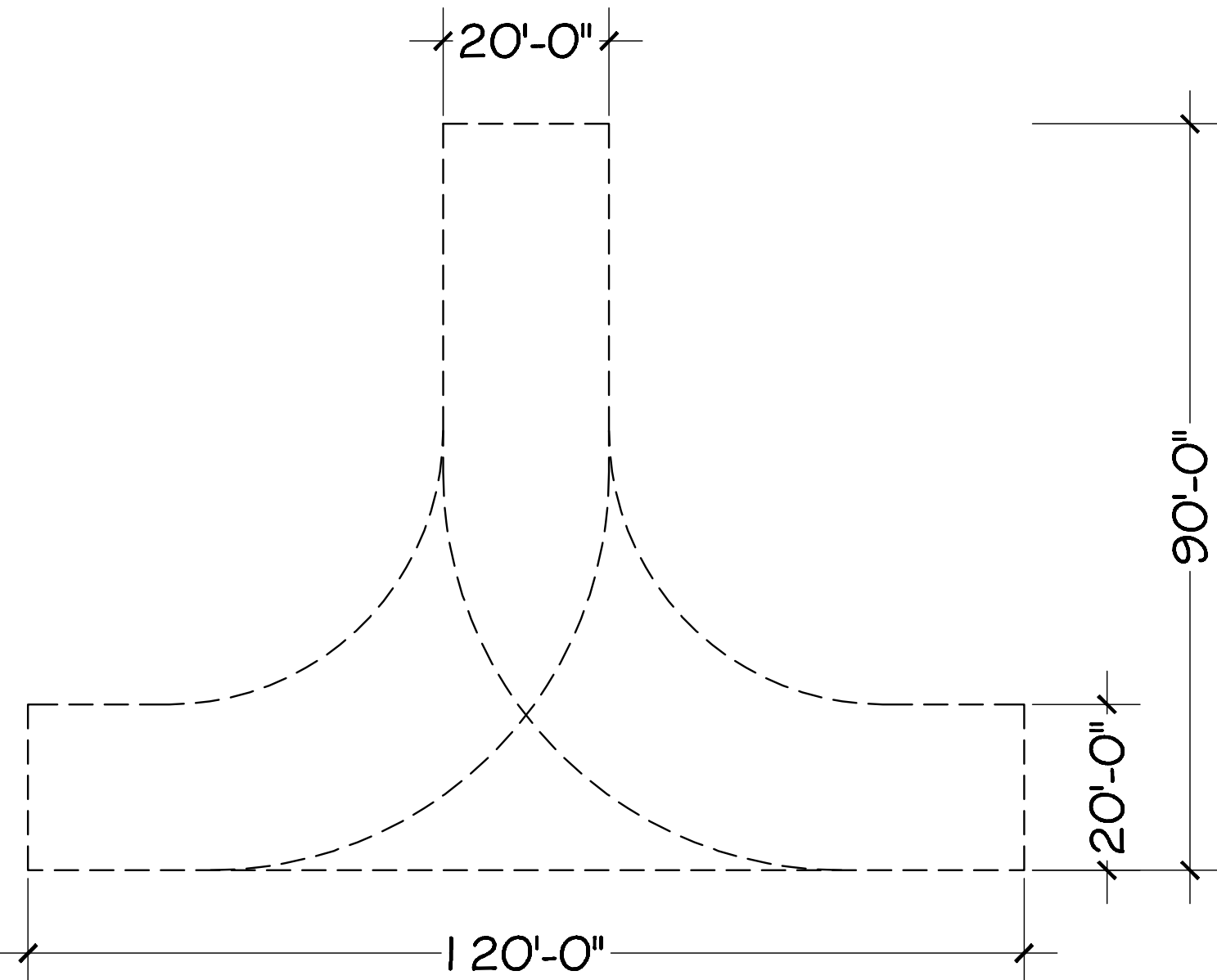
 DESIGNATED NO-PARKING AREA
FOR EMERGENCY VEHICLE ACCESS
(THESE AREAS MUST REMAIN
CLEAR AT ALL TIMES)

1 ENLARGED SITE PLAN
A-8 Scale: 1/16" = 1'-0"



NOTE: SIGNAGE TO BE AFFIXED TO
BUILDING AT REGULAR INTERVALS ALONG
DESIGNATED, NO-PARKING AREAS.

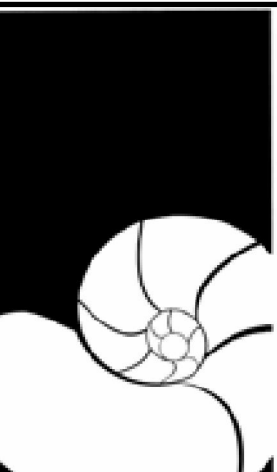
3 FIRE LANE SIGNAGE
A-8 Scale: NOT TO SCALE



2 TURN AROUND DETAIL
A-8 Scale: NOT TO SCALE

NOTE: EMERGENCY SERVICES
TURN-AROUND AREA (20' AISLES / 120'
CLEAR BACK-UP)

NOTE: THIS TURN AROUND WILL ALLOW
THE EMERGENCY VEHICLE TO BE WITHIN
163'-0" OF THE FURTHEST STORED
VEHICLE.



PETER PIKE
ARCHITECT

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PROJECT: RENOVATION OF FILLING STATION
KEY WEST KIA
2826 NORTH ROOSEVELT BLVD.
KEY WEST, FL 33040

DRAWING TITLE:
**FIRE DEPARTMENT
ACCESSIBILITY PLAN**

PROJECT NUMBER:
13.16
DRAWN: AAO
CHECKED: PMP
DATE: 10.14.2013

SHEET #

A-8