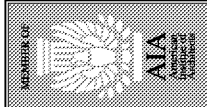


ISSUE	DATE	BY:
REVIEW	02/03/20	MF
PERMIT	02/03/20	MF
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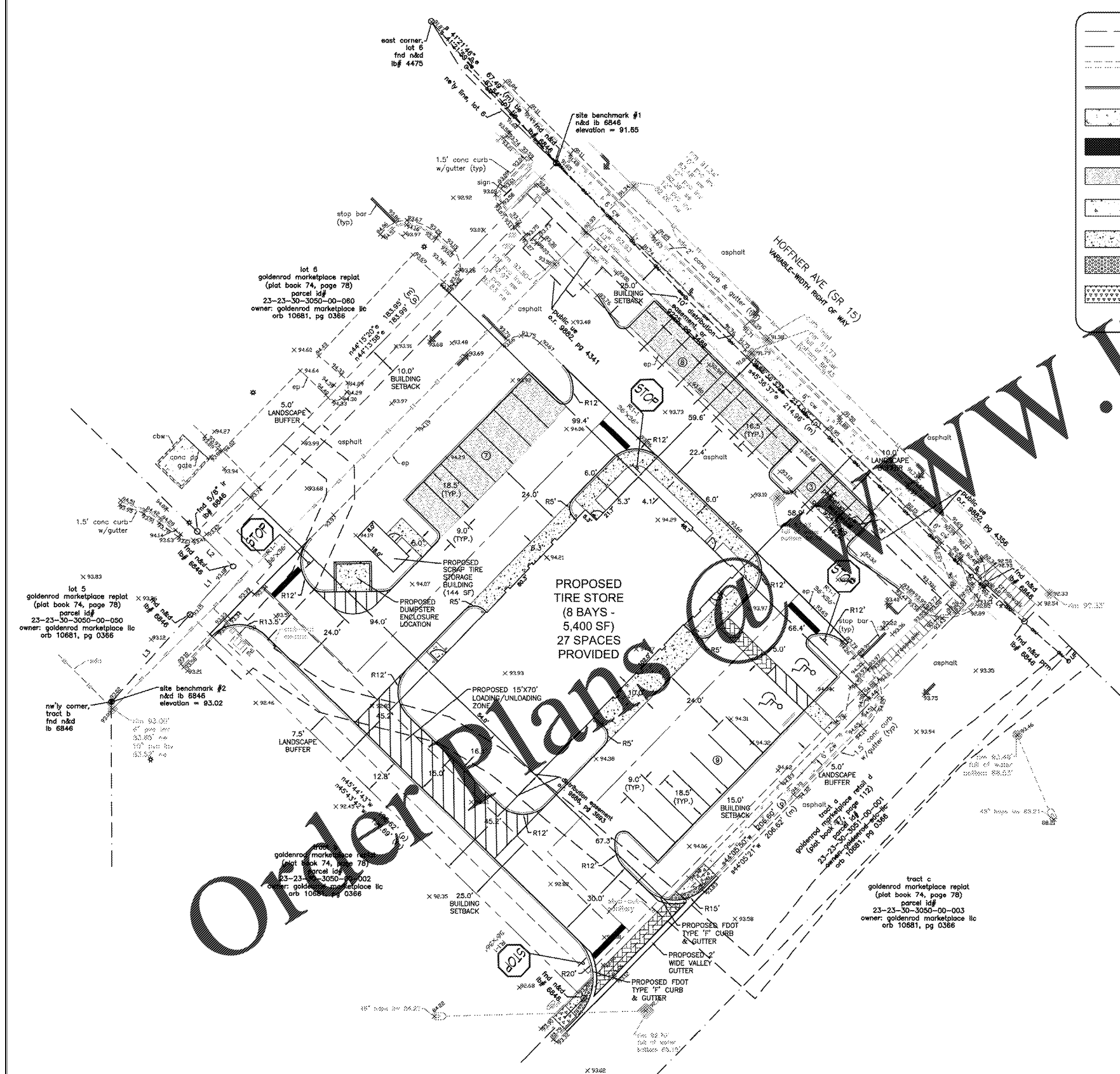


Construction Documents for:
TIRE CHOICE - GOLDENROD
7412 HOFFNER AVE
ORLANDO, FLORIDA



commercial residential architecture
 FRAZE design
 FL LIC NO. A3380035
 ST. PETERSBURG, FLORIDA 33712
 1750 CENTRAL AVENUE
 ST. PETERSBURG, FLORIDA 33712
 PHONE: 727/328-3609 FAX: 727/328-3609

1975.00



LEGEND

	PROPERTY LINE
	PROPOSED CENTERLINE
	EXISTING EDGE OF PAVEMENT & BACK OF CURB
	PROPOSED EDGE OF PAVEMENT & BACK OF CURB
	EXISTING CONCRETE
	PROPOSED ASPHALT
	PROPOSED PERVIOUS CONCRETE
	PROPOSED 4" THICK PEDESTRIAN CONCRETE (UNLESS OTHERWISE NOTED)
	PROPOSED 6" THICK PSI FIBER MESH REINFORCED CONCRETE
	PROPOSED RED BRICK TRUNCATED DOME
	PROPOSED RAMP
	MARKING NUMBERS

NOTES

ALL PROPOSED CURBS SHALL BE TRENCH CURBS UNLESS OTHERWISE NOTED.

LEGAL DESCRIPTION

LOT 7, GOLDENROD MARKETPLACE REPLAT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 74, PAGES 78 - 87, INCLUSIVE, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

BENCHMARK NOTE

ELEVATIONS ARE BASED ON BENCHMARK DESIGNATION 09-016, BEING 82.2411 FEET (M), PUBLISHED BY THE CITY OF ORLANDO, FLORIDA.

SCALE IN FEET

0 10 20 40

SITE DATA

PARCEL NUMBER:	23-23-30-3050-00-070
EXISTING ZONING:	PD
EXISTING LAND USE:	VACANT COMMERCIAL
FUTURE LAND USE:	COMMUNITY ACTIVITY CENTER
EXISTING FLOOD ZONE:	ZONE 'X' PANEL # 12095C 0435 G, COMMUNITY # 120158; DATED: 6/20/18
DEVELOPMENT TYPE:	COMMERCIAL
BUILDING USE:	AUTOMOTIVE TIRE STORE
PROPOSED MAX BUILDING HEIGHT:	26'-4"
EXISTING SOIL TYPE:	POMELLO FINE SAND & SMYRNA-SMYRNA WET, FINE SAND
PARKING CALCULATIONS:	
REQUIRED TIRE STORE PARKING: (2 SPACES PER BAY)	16 SPACES (2 X 8 BAYS)
PROVIDED PARKING:	27 SPACES
PROPOSED IMPERVIOUS SURFACE:	
BUILDINGS	5,544 SF
*PEDESTRIAN CONCRETE	921 SF
*VEHICLE USE CONCRETE	1,117 SF
*PROPOSED PAVEMENT (VUA)	12,537 SF
TOTAL:	20,119 SF = 0.462 AC (45.6%)
*EXISTING IMPERVIOUS AREA:	10,523 SF = 0.244 AC (23.9%)
TOTAL (EXIST. + PROP.) IMPERVIOUS AREA:	30,642 SF = 0.703 AC (69.5%)
*PERVIOUS CONCRETE (VUA):	2,402 SF = 0.055 AC (5.4%)
OPEN SPACE:	11,045 SF = 0.254 AC (25.1%)
TOTAL AREA:	44,089 SF = 1.012 AC (±)
F.A.R.:	5,544 SF/44,089 AF = 0.13
*NOT INCLUDING IMPERVIOUS AREAS INSIDE THE RIGHT-OF-WAY	
OWNER:	GOLDENROD MARKETPLACE, LLC C/O GATLIN DEVELOPMENT CO INC 1301 RIVERPLACE BLVD STE 1900 JACKSONVILLE, FL 32207
APPLICANT:	AMPROP VENTURES, LLC 4201 WEST CYPRESS STREET TAMPA, FL 33607 813-854-2211
SURVEYOR:	ALMAX SURVEYING 910 BELLE AVENUE, SUITE 1140 CASSELLBERRY, FL 32708 407-677-0200

CONTRACTOR SHALL CALL SUNSHINE STATE ONE CALL OF FLORIDA, INC. AT LEAST 48 HOURS PRIOR TO EXCAVATION 1-800-432-4770

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* THE DRAWINGS & DESIGN ARE VALID FOR 12 MONTHS FROM DATE OF BEING SEALED.

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ALL DIMENSIONS AND JOB CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR. ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.

SHEET TITLE
 SITE PLAN

SHEET NUMBER

A-1.1

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