

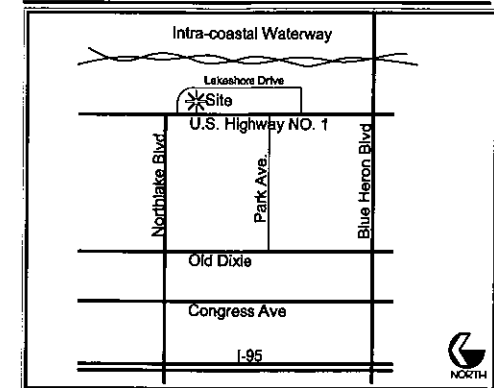
# Earl Stewart Toyota

1017/1215 Federal Highway

## Index of Plans

- Cover Sheet (Sheet CS-1 of 1)
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- Architectural Plans/Elevations (Sheets PH-1/SP-1 through PH-3/A-5.1)
- Architectural Perspectives/Color Elevations
- Color/Material Board
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- Auto-Turn Analysis: Southbound (Sheet ATA-1)
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### Location Map



**Urban  
design  
kilday**  
STUDIOS

Urban Planning & Design  
Landscape Architecture  
Communication Graphics

The Offices at City Place  
477 S. Rosemary Ave., Suite 225  
West Palm Beach, FL 33401  
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#LCC000035

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permission of the designer.

### Development Team

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aboorth@udkstudios.com

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561-746-8454

**Civil Engineer**  
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West Palm Beach, FL 33401  
561-684-6844

**Earl Stewart Toyota**

**Lake Park, FL  
Cover Sheet**

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**Community**

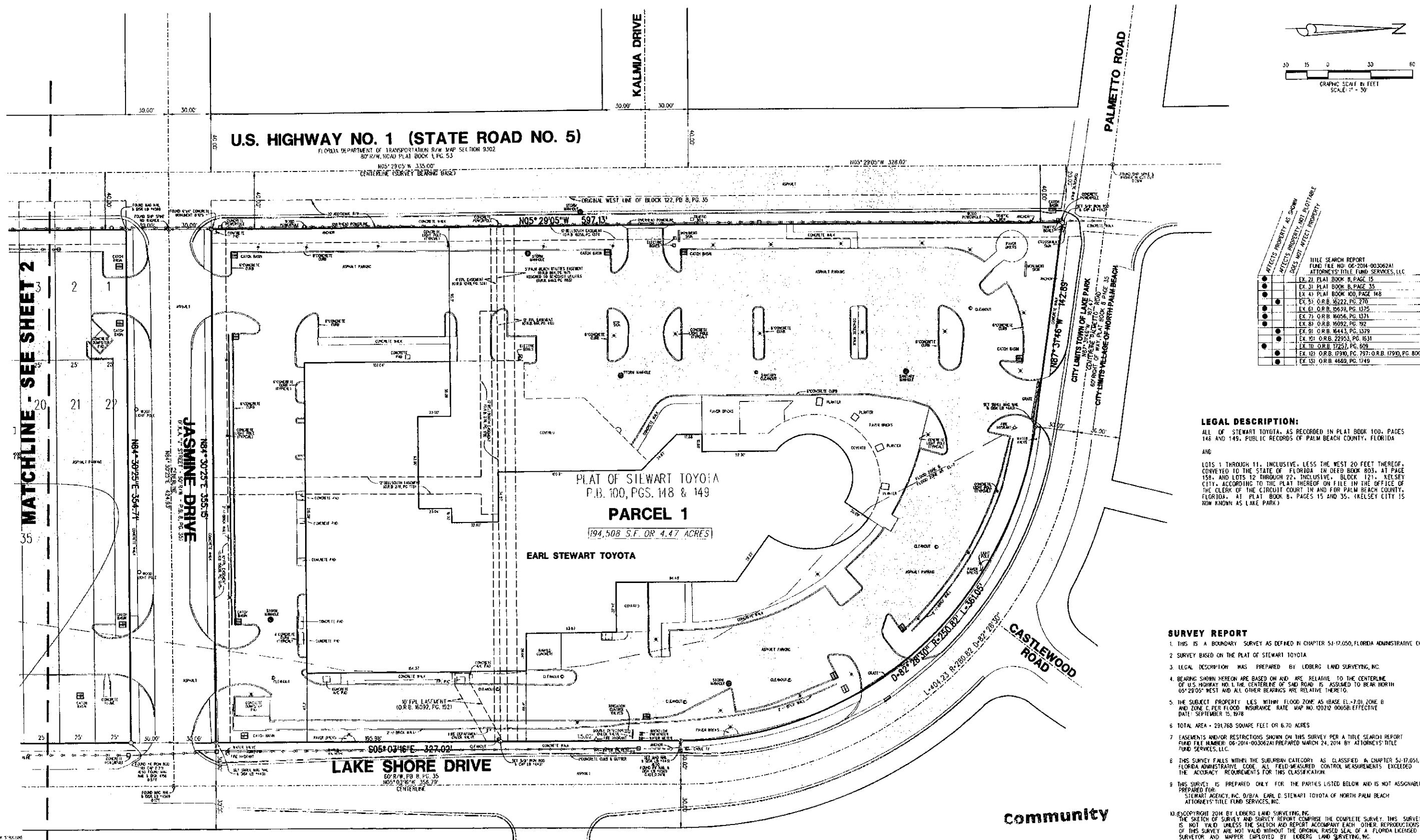
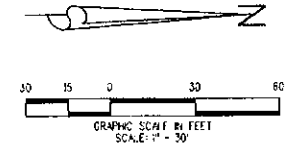
**AUG 03 2015**

**Development**

Date: 03.05.2014  
Project No.: 03-002.004  
Designed By:  
Drawn By: SCM/TLM  
Checked By: AB

Revision Dates:  
03-14-14 Submit SP Amendment SCM  
10-29-14 Re-submit SP Amendment SCM  
01-07-15 Re-submit SP Amendment SCM  
02-09-15 PA& Board Submittal  
02-18-15 Resubmit SP Amendment SCM  
03-11-15 Resubmit SP Amendment TLM  
01-31-15 Resubmit SP Amendment TLM

**CS-1**  
of 1



MATCHLINE - SEE SHEET 2

**U.S. HIGHWAY NO. 1 (STATE ROAD NO. 5)**  
 FLORIDA DEPARTMENT OF TRANSPORTATION R/W MAP SECTION 9302  
 80' R/W, ROAD PLAT BOOK 1, PG. 53  
 NOS° 29° 05' W 335.00'  
 CENTERLINE (SURVEY BEARING BASE)

**PLAT OF STEWART TOYOTA**  
 P.B. 100, PGS. 148 & 149  
**PARCEL 1**  
 194,508 S.F. OR 4.47 ACRES

**EARL STEWART TOYOTA**

**LAKE SHORE DRIVE**  
 S06° 03' 46" E 327.02'  
 60' R/W, P.B. 8, PG. 35  
 NOS° 03' 16" W 356.79'  
 CENTERLINE

**TITLE SEARCH REPORT**  
 FUND FILE NO: 06-2014-003062A1  
 ATTORNEY'S TITLE FUND SERVICES, LLC

EX. 21 PLAT BOOK 8, PAGE 15
EX. 31 PLAT BOOK 8, PAGE 35
EX. 41 PLAT BOOK 100, PAGE 148
EX. 51 O.R.B. 16222, PG. 270
EX. 61 O.R.B. 16674, PG. 1375
EX. 71 O.R.B. 16656, PG. 1371
EX. 81 O.R.B. 16692, PG. 132
EX. 91 O.R.B. 16443, PG. 1379
EX. 101 O.R.B. 22953, PG. 1531
EX. 111 O.R.B. 17257, PG. 609
EX. 121 O.R.B. 17910, PG. 797; O.R.B. 17910, PG. 800
EX. 131 O.R.B. 4689, PG. 1749

**LEGAL DESCRIPTION:**  
 ALL OF STEWART TOYOTA, AS RECORDED IN PLAT BOOK 100, PAGES 148 AND 149, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA  
 AND  
 LOTS 1 THROUGH 11, INCLUSIVE, LESS THE WEST 20 FEET THEREOF, CONVEYED TO THE STATE OF FLORIDA IN DEED BOOK 803, AT PAGE 158, AND LOTS 12 THROUGH 22, INCLUSIVE, BLOCK 121, KELSEY CITY, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT 11 AND FOR PALM BEACH COUNTY, FLORIDA, AT PLAT BOOK 8, PAGES 15 AND 35. (KELSEY CITY IS NOW KNOWN AS LAKE PARK)

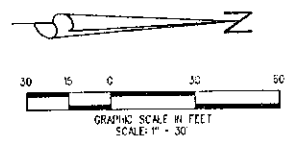
- SURVEY REPORT**
- THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 53-17.050, FLORIDA ADMINISTRATIVE CODE.
  - SURVEY BASED ON THE PLAT OF STEWART TOYOTA
  - LEGAL DESCRIPTION WAS PREPARED BY LIDBERG LAND SURVEYING, INC.
  - BEARINGS SHOWN HEREON ARE BASED ON AND ARE RELATIVE TO THE CENTERLINE OF U.S. HIGHWAY NO. 1. THE CENTERLINE OF SAID ROAD IS ASSIGNED TO BEAR NORTH 05° 29' 05" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERE TO.
  - THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE AS BASED EL-7.01 ZONE B AND ZONE C PER FLOOD INSURANCE RATE MAP NO. 120212 0005B-EFFECTIVE DATE: SEPTEMBER 15, 1978
  - TOTAL AREA - 291,760 SQUARE FEET OR 6.70 ACRES
  - EASEMENTS AND/OR RESTRICTIONS SHOWN ON THIS SURVEY PER A TITLE SEARCH REPORT FUND FILE NUMBER: 06-2014-003062A1 PREPARED MARCH 24, 2014 BY ATTORNEY'S TITLE FUND SERVICES, LLC.
  - THIS SURVEY FALLS WITHIN THE SUBURBAN CATEGORY AS CLASSIFIED IN CHAPTER 53-17.051, FLORIDA ADMINISTRATIVE CODE. ALL FIELD-MEASURED CONTROL MEASUREMENTS EXCEEDED THE ACCURACY REQUIREMENTS FOR THIS CLASSIFICATION.
  - THIS SURVEY IS PREPARED ONLY FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE PREPARED FOR: STEWART AGENCY, INC. D/B/A EARL D. STEWART TOYOTA OF NORTH PALM BEACH ATTORNEY'S TITLE FUND SERVICES, INC.
  - COPYRIGHT 2014 BY LIDBERG LAND SURVEYING, INC. THE SKETCH OF SURVEY AND SURVEY REPORT COMPRISE THE COMPLETE SURVEY. THIS SURVEY IS NOT VALID UNLESS THE SKETCH AND REPORT ACCOMPANY EACH OTHER. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY LIDBERG LAND SURVEYING, INC.

**Community**  
**AUG 03 2015**  
**development**

DATE OF SURVEY MARCH 26, 2014  
 BY:   
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA CERTIFICATE NO. 3813

- NOTATIONS**
1. UNDEVELOPED
  2. CONCRETE BLOCK STRUCTURES
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DATE:	REVISIONS:	BY:	<b>LIDBERG LAND SURVEYING, INC.</b> 675 West Indiantown Road, Suite 200, Jupiter, Florida 33459 TEL: 561-746-8454	<b>BOUNDARY SURVEY</b> <b>EARL STEWART TOYOTA</b> PREPARED FOR: <b>STEWART AGENCY, INC. D/B/A</b> <b>EARL D. STEWART TOYOTA</b> <b>OF NORTH PALM BEACH</b>	CAD: K:\AUST \ 214245 \ 08-35 \ 14-032-104 \ 14-032-104.DGN REF: FLD: J.P. OFF: L.J.C. CND: D.C.L.	FB: PG. 660 5-6 SHEET 1 OF 2	JOB: 14-032-104 DATE: 03/26/14 DWG: 014-032
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**U.S. HIGHWAY NO. 1 (STATE ROAD NO. 5)**  
 FLORIDA DEPARTMENT OF TRANSPORTATION R/W MAP SECTION 9302  
 50' R/W, ROAD PLAT BOOK 1, PG. 53  
 NOS° 29'05" W 335.00'  
 CENTERLINE (SURVEY BEARING BASE)

BLOCK 120  
 PLAT OF KELSEY CITY - P.B. 8, PG. 35

ILEX DRIVE  
 S84° 30'25" W 352.84'  
 60' R/W, P.B. 8, PG. 35

JASMINE DRIVE  
 N84° 30'25" E 354.71'  
 60' R/W, P.B. 8, PG. 35

**PARCEL 2**  
 NON-EXCLUSIVE UTILITY EASEMENT THROUGHOUT  
 O.R.B. 1569, PG. 1749  
 BLOCK 121  
 PLAT OF KELSEY CITY - P.B. 8, PG. 35

197,260 S.F. OR 2.23 ACRES

**MATCHLINE - SEE SHEET 1**

PLAT OF STEWART TOYOTA  
 P.B. 100, PGS. 148 & 149  
**PARCEL 1**  
 [194,508 S.F. OR 4.47 ACRES]

**EARL STEWART TOYOTA**

**LAKE SHORE DRIVE**  
 S05° 03'46" E 327.00'  
 60' R/W, P.B. 8, PG. 35  
 CENTERLINE

**LAKE SHORE DRIVE**  
 S05° 03'16" W 335.00'  
 60' R/W, P.B. 8, PG. 35  
 CENTERLINE

Community

AUG 03 2015

- 1. CENTERLINE
- 2. CONCRETE
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### Waivers Approved

Section 32-89 Supplemental Parking Requirements (g) Commercial Now and Used (1) Parking (a) Display and 32-15 C-1 (1) Sales, Service and Rental of Motor Vehicles - Waiver to allow less than the required 25' setback from street line for display parking.

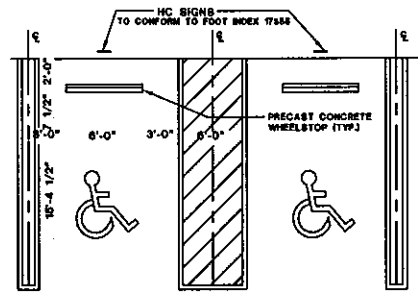
Section 32-146 (h) (2) - Waiver to allow an increase in the spacing of the trees.

Section 32-146 Minimum Landscape Requirements (c) Parking Areas (3) - Waiver to not require wheel-stops or curbing in the parking area.

Section 32-63 Permitted Signage (c) Freestanding Sign (5) Maximum height - 30' - Waiver to allow freestanding signs of 40' and 15'. Note that the existing 15' sign will be removed in accordance with code compliance deadline and replaced with a conforming sign.

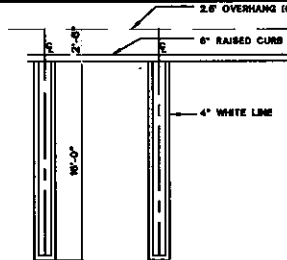
Section 32-146 Minimum Landscape Requirements (c) Parking (5) Multi-Level Garage: Require planters on roof for shade trees so no space more than 40 ft. from center - Waiver to not require planters on the roof.

### Handicapped Parking Detail



NOTE: ALL HC PARKING STALLS SHALL MEET THE FDOT INDEX 17344

### Parking Detail for Display Area



NOTE: All other parking spaces to be 18.5' in depth

### Notes

- Actual stop sign and stop bar locations to be certified by project engineer.
  - Parcel boundary dimensions noted on plan provided by Lidberg & Associates, Inc.
  - Stop bars will be white pavers or thermoplastic/paint on asphalt.
  - Type "D" curb typical except where noted.
  - For Ramp Details, see Florida Department of Transportation index 304 Interim standard. (1994 ed.)
  - Traffic control signs to be located by project engineer on construction plans.
  - Curbing Details to be shown on engineering construction plans.
- Base information from survey provided by Lidberg Land Surveying, Inc. dated 03-13-14.

### Development Team

**Land Planner**  
**Urban Design Kilday Studios**  
 477 S. Rosemary Ave Ste 225  
 West Palm Beach, FL 33401  
 561-366-1100  
 a booth@udkstudios.com

**Surveyor**  
**Lidberg Land Surveying, Inc.**  
 675 W. Indiantown Road Ste. 200  
 Jupiter, FL 33458  
 561-746-8454

**Civil Engineer**  
**McLeod - McCarthy & Assoc., P.A.**  
 1655 Palm Beach Lakes Blvd., Ste 712  
 West Palm Beach, FL 33401  
 561-689-9500

**Architect**  
**Gildden, Spina & Partners**  
 1401 Forum Way, Ste 100  
 West Palm Beach, FL 33401  
 561-684-6844

### Site Data

Parcel No. Commercial Now & Used Auto Dealership with Accessory Repair and Body Shop  
 Proposed Use PUD/C-1  
 Zoning Existing PUD  
 Proposed Commercial & Residential  
 Section, Township, Range 20/42/43  
 Property Control Numbers 38-43-42-20-01-121-0010  
 38-43-42-21-27-000-0000

Total Site Area 7.19 ac.  
 Pervious Area 20% - (1.44 ac.)  
 Impervious Area 80% - (5.75 ac.)  
 Building Coverage 20%  
 Floor Area Ratio Max Allowed 2.4  
 Floor Area Ratio Proposed .68  
 Open Space Min Required 15% (1.08 ac.)  
 Open Space Proposed 20% (1.44 ac.)  
 Building Height (West side - main building) 45'8"  
 (Garage) 34'8"

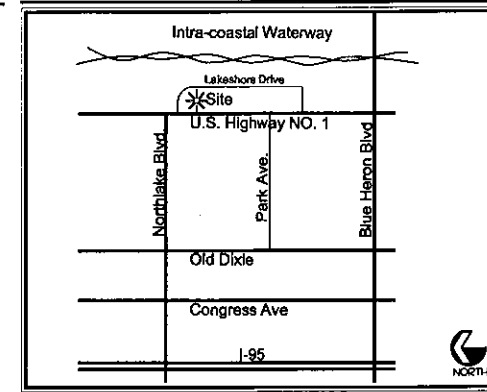
Enclosed Floor Area: 73,503 s.f.  
 Sales/Administration 28,842 s.f.  
 Existing floor area 19,195 s.f.  
 Phase 1 floor area 2,195 s.f.  
 Phase 2 floor area 7,452 s.f.

Service Bays/Storage: 44,661 s.f.  
 Existing floor area 27,500 s.f.  
 Phase 1 floor area 17,051 s.f.  
 Phase 2 floor area 0 s.f.

Outdoor Sales Display Area 22,873 s.f.

Phase 3 Garage 142,452 s.f.  
 1st Level 32,075 s.f.  
 2nd Level 32,075 s.f.  
 3rd Level 32,075 s.f.  
 4th Level 32,075 s.f.  
 5th Level 12,152 s.f.  
 Ridge 1,870 s.f.

### Location Map



**Parking Required**

1 sq/500 of enclosed gross floor area @ 28,842 s.f.	186 spaces
1 sq/4,500 of outdoor display area @ 22,873 s.f.	50 spaces
1 sq/service bay @ 48 Bays	48 spaces
1 sq/employee of largest shift @ 75 employees	75 spaces
<b>Parking Provided:</b>	<b>1,267 spaces</b>
Customer/Employee spaces:	219 spaces
Auto Storage/Display spaces:	1,048 spaces
Handicap Accessible Parking Required:	9 spaces
Provided:	9 spaces
<b>Loading Spaces Required:</b>	<b>2 spaces</b>
1 sq for 1st 5,000 s.f. @ 5,000 s.f. + 1 sq for 30,000 s.f. @ 23,842 s.f.	2 spaces
<b>Loading Provided:</b>	<b>2 spaces</b>

\*Not including service bays/storage enclosed floor area

**Urban design kilday STUDIOS**

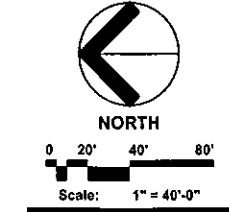
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**Earl Stewart Toyota**

Lake Park, FL  
 Site Plan

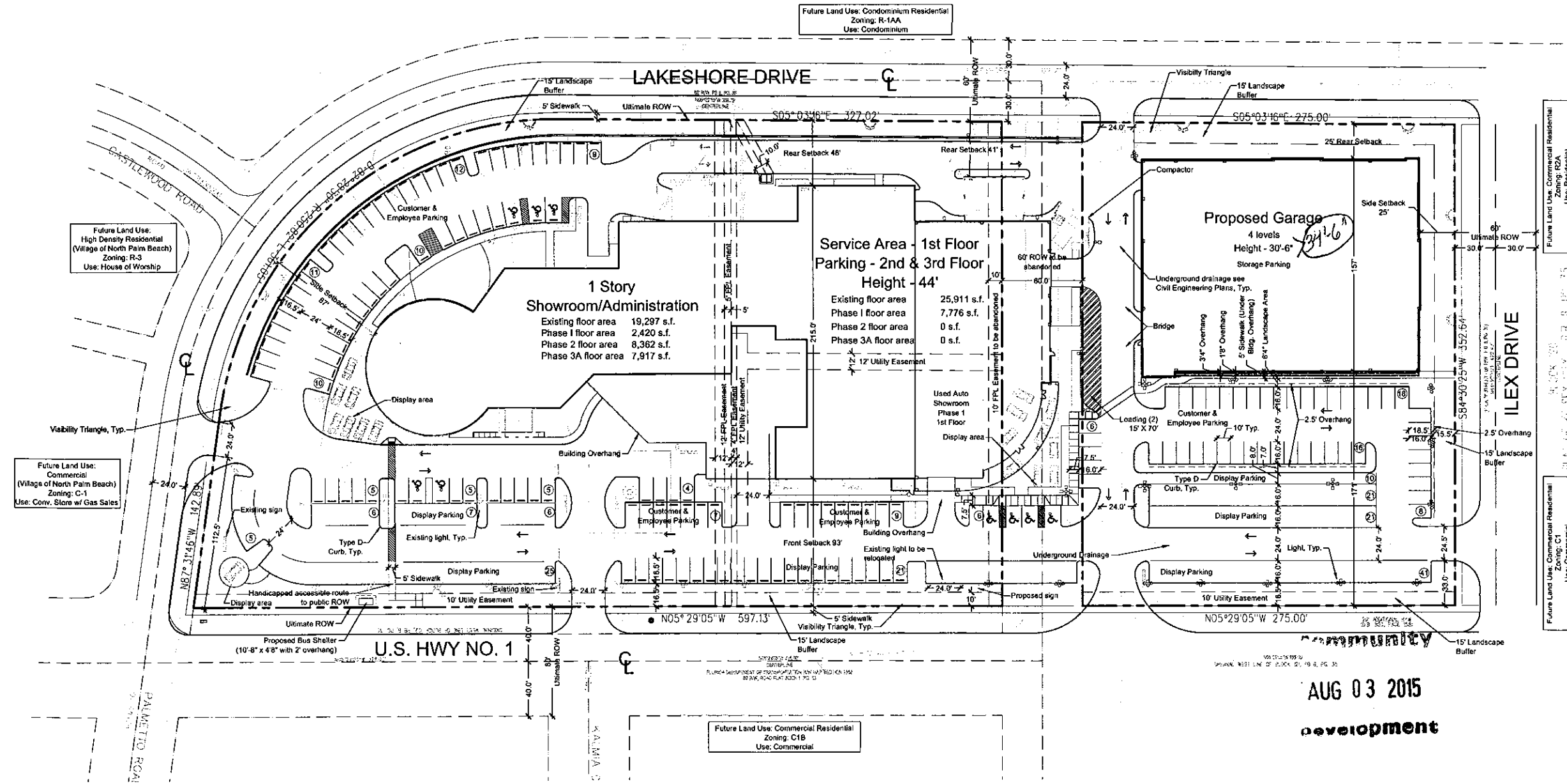


Date: 03.05.2014  
 Project No.: 03-002.004  
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 Drawn By: SCM/TLM  
 Checked By: AB

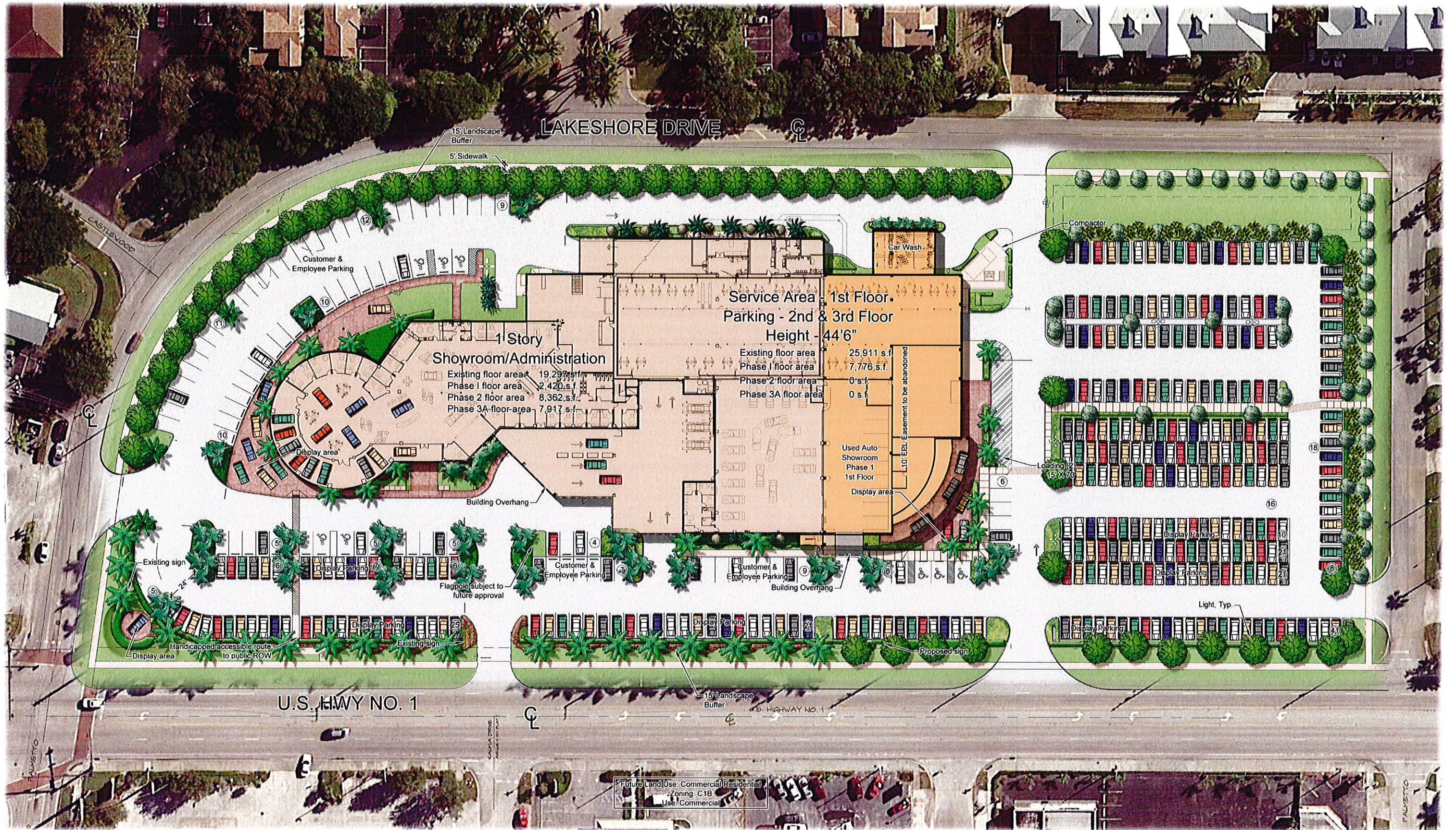
**Revision Dates:**

03-14-14. Submittal SP Amendment	SCM
03-29-14. Resubmit SP Amendment	SCM
03-09-15. Resubmit SP Amendment	SCM
02-18-15. Resubmit SP Amendment	SCM
03-11-15. Resubmit SP Amendment	TLM
04-24-15. Resubmit SP Amendment	TLM
07-31-15. Resubmit SP Amendment	TLM

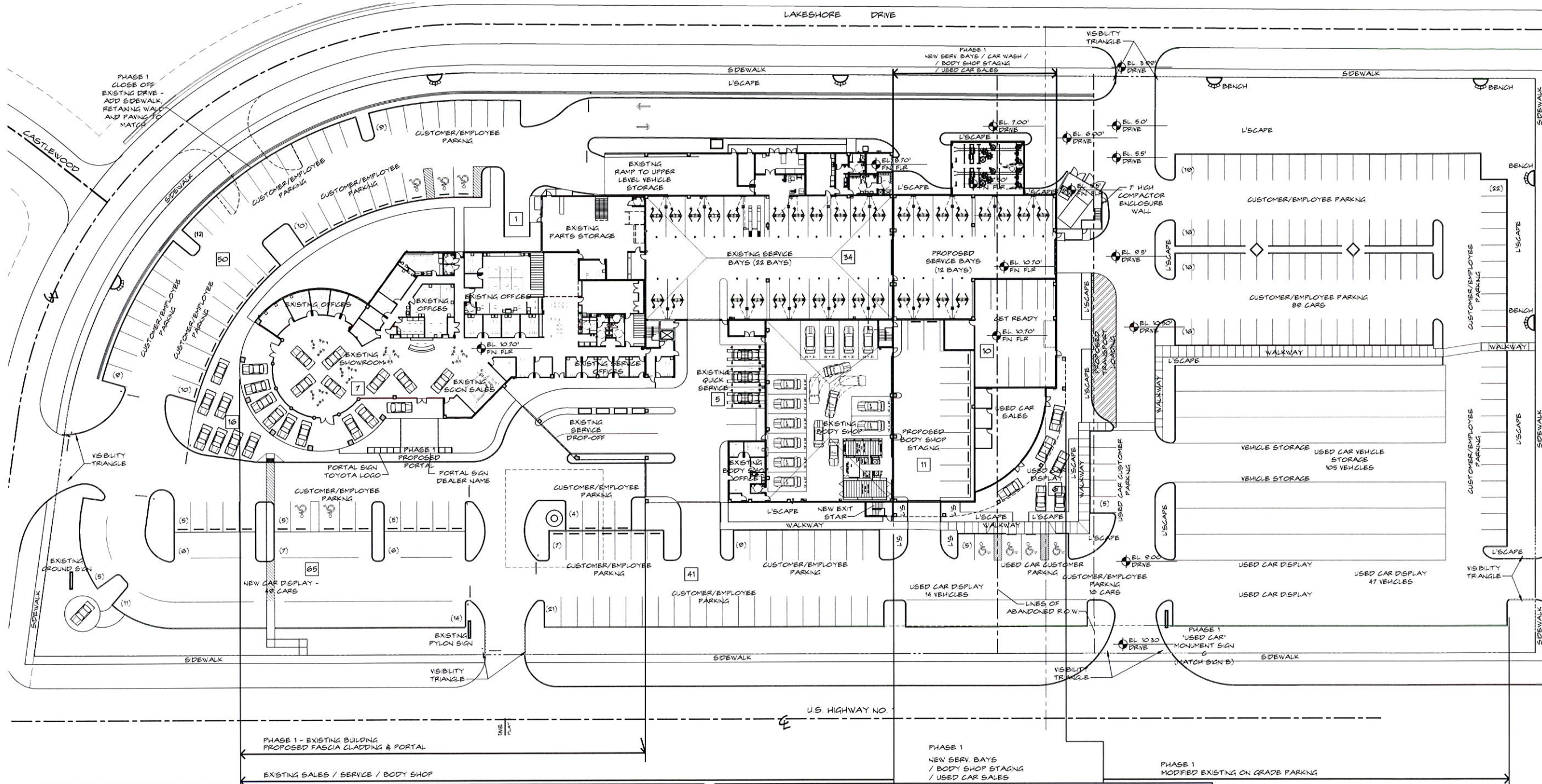
**SP-1**  
 of 1



AUG 03 2015  
 development







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gliddenspina.com  
ELL# FA0200289



Architecture • Interior Design  
John Glidden + Assoc. • Keith M. Spina + Assoc.

DEALERSHIP EXPANSION FOR:  
**EARL STEWART TOYOTA**  
1215 U.S. HIGHWAY NO. 1  
LAKE PARK, FLORIDA

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Revisions

Project no: 13106  
Date: 02/18/2015  
Drawn by: MA  
Project Architect: JG  
Partner: KS

PHASE 1  
SP-1

BUILDING HEIGHT COMPARISON			
GRADE AT THE EAST PROPERTY LINE IS APPROXIMATELY 5' BELOW THE GRADE AT THE WEST PROPERTY LINE			
HEIGHT ABOVE GRADE ALONG THE EAST PROPERTY LINE			
	EXISTING BUILDING	PROPOSED EXPANSION	PROPOSED GARAGE
EXISTING SHOWROOM	36'-0"	36'-0" (EXIST. TO REMAN)	NA
PARKING (EAST PARAPET WALL OF UPPER LEVEL)	38'-0"	38'-0"	NA
ROOF OF ELEVATOR / STAIR	49'-6"	49'-6" (EXIST. TO REMAN)	NA
ROOF OF 3RD LEVEL OFFICES	NA	50'-6"	34'-6"
EAST PARAPET WALL OF TOP LEVEL OF PARKING GARAGE	NA	NA	42'-0"
TOP OF EAST STAIR TOWER OF PARKING GARAGE	NA	NA	NA
TOP OF EAST TRELLIS OF PARKING GARAGE	NA	NA	NA
HEIGHT ABOVE GRADE ALONG THE WEST PROPERTY LINE			
	EXISTING BUILDING	PROPOSED EXPANSION	PROPOSED GARAGE
EXISTING SHOWROOM	31'-0"	31'-0" (EXIST. TO REMAN)	NA
WEST PARAPET WALL OF UPPER PARKING (3RD LEVEL)	33'-0"	33'-0"	NA
ROOF OF ELEVATOR / STAIR	44'-6"	44'-6"	NA
ROOF OF 3RD LEVEL OFFICES	NA	44'-6"	34'-6"
WEST PARAPET WALL OF TOP LEVEL OF PARKING GARAGE	NA	NA	45'-0"
TOP OF WEST STAIR TOWER OF PARKING GARAGE	NA	NA	42'-0"
TOP OF WEST TRELLIS OF PARKING GARAGE	NA	NA	NA
HEIGHT ABOVE GRADE ALONG THE SOUTH PROPERTY LINE			
	EXISTING BUILDING	PROPOSED EXPANSION	PROPOSED GARAGE
SOUTH PARAPET WALL OF TOP LEVEL OF PARKING GARAGE	NA	NA	34'-6" (EAST) / 34'-6" (WEST)
TOP OF EAST STAIR TOWER OF PARKING GARAGE	NA	NA	42'-6"

OVERALL BUILDING AREA			
	EXISTING BUILDING	PROPOSED EXPANSION	TOTAL
ENCLOSED INTERIOR - 1ST LEVEL	46,702 S.F.	19,257 S.F.	65,959 S.F.
ENCLOSED INTERIOR - 3RD LEVEL	0 S.F.	7,452 S.F.	7,452 S.F.
COVERED EXTERIOR	14,131 S.F.	2,918 S.F.	17,049 S.F.
PARKING - 2ND LEVEL	28,034 S.F.	19,297 S.F.	47,331 S.F.
PARKING - 3RD LEVEL	28,034 S.F.	19,297 S.F.	47,331 S.F.
			177,670 S.F.
** DELETED 7,452 S.F. EXISTING PARKING FOR NEW 3RD LEVEL OFFICES INCLUDED IN ENCLOSED INTERIOR			

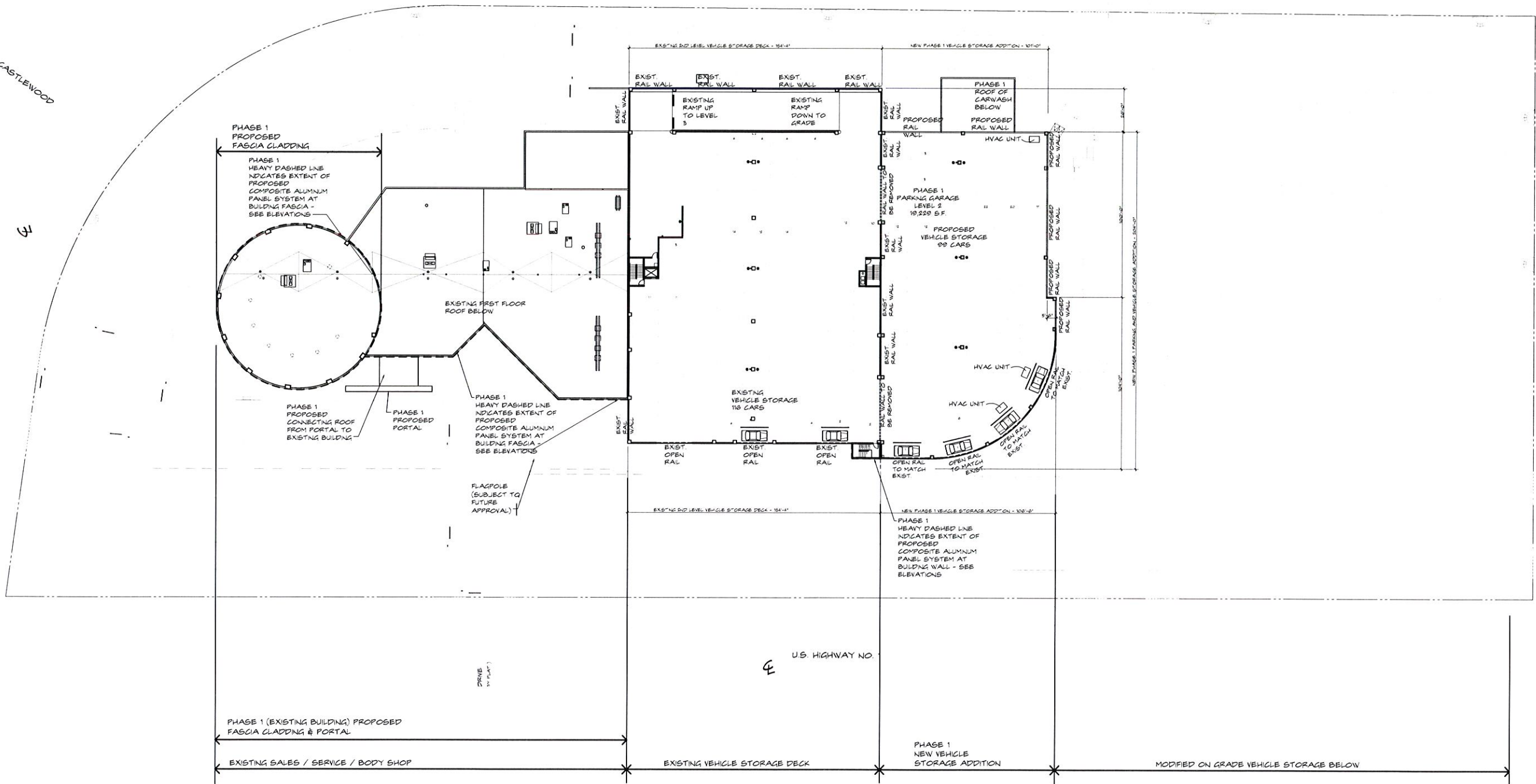
INVENTORY PARKING	
PHASE 1 & 2	932 CARS
PHASE 1, 2 & 3	1,267 CARS

PHASE 1 - FIRST FLOOR / SITE PLAN AREA CALCULATION	
EXISTING BUILDING	
EXISTING GROSS BUILDING AREA	46,702 S.F.
PHASE 1 PROPOSED CONSTRUCTION	
PROPOSED CARWASH	1,469 S.F.
PROPOSED EXIT STAR	171 S.F.
PROPOSED SERVICE BAY ADDITION	6,783 S.F.
PROPOSED GET READY	3,455 S.F.
PROPOSED USED CAR SALES	2,151 S.F.
PROPOSED BODY SHOP STAGING	5,228 S.F.
PROPOSED TOTAL ADDITION	19,257 S.F.
PROPOSED COVERED EXTERIOR (USED CAR)	1,562 S.F.
PROPOSED COVERED EXTERIOR (NEW CAR)	942 S.F.
PROPOSED TOTAL COVERED EXTERIOR ADDITION	2,504 S.F.

PHASE 1  
**Community ST FLOOR/SITE PLAN**  
PHASE 1 - PROPOSED INITIATION DATE - 1 YEAR  
AUG 03 2015  
SCALE: 1"=30'-0"  
0 15' 30' 60' 120'

LAKESHORE DRIVE

CASTLEWOOD



PHASE 1 PROPOSED FASCIA CLADDING  
PHASE 1 HEAVY DASHED LINE INDICATES EXTENT OF PROPOSED COMPOSITE ALUMINUM PANEL SYSTEM AT BUILDING FASCIA - SEE ELEVATIONS

PHASE 1 PROPOSED CONNECTING ROOF FROM PORTAL TO EXISTING BUILDING  
PHASE 1 PROPOSED PORTAL

PHASE 1 HEAVY DASHED LINE INDICATES EXTENT OF PROPOSED COMPOSITE ALUMINUM PANEL SYSTEM AT BUILDING FASCIA - SEE ELEVATIONS

FLAGPOLE (SUBJECT TO FUTURE APPROVAL)

EXISTING 2ND LEVEL VEHICLE STORAGE DECK - 34'-0"

NEW PHASE 1 VEHICLE STORAGE ADDITION - 10'-0"

EXIST. RAMP UP TO LEVEL 3  
EXIST. RAMP DOWN TO GRADE

PHASE 1 ROOF OF CARWASH BELOW  
PROPOSED RAIL WALL

PHASE 1 PARKING GARAGE LEVEL 2 19,229 S.F.

PROPOSED VEHICLE STORAGE 99 CARS

EXISTING VEHICLE STORAGE 118 CARS

HVAC UNIT

HVAC UNIT

HVAC UNIT

EXISTING 2ND LEVEL VEHICLE STORAGE DECK - 34'-0"

NEW PHASE 1 VEHICLE STORAGE ADDITION - 10'-0"

PHASE 1 HEAVY DASHED LINE INDICATES EXTENT OF PROPOSED COMPOSITE ALUMINUM PANEL SYSTEM AT BUILDING WALL - SEE ELEVATIONS

PHASE 1 (EXISTING BUILDING) PROPOSED FASCIA CLADDING & PORTAL

EXISTING SALES / SERVICE / BODY SHOP

EXISTING VEHICLE STORAGE DECK

PHASE 1 NEW VEHICLE STORAGE ADDITION

MODIFIED ON GRADE VEHICLE STORAGE BELOW

PHASE 1 - 2ND FLOOR PLAN AREA CALCULATION	
PHASE 1 PROPOSED CONSTRUCTION	19,229 S.F.
PROPOSED OPEN VEHICLE STORAGE	19,229 S.F.
PROPOSED TOTAL ADDITION	19,229 S.F.

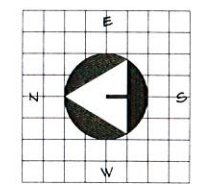
Community PHASE 1 SECOND FLOOR PLAN

AUG 03 2015

development

SCALE 1" = 30'-0"

0 15' 30' 60' 120'



PH-1 A-2.0

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DEALERSHIP EXPANSION FOR:  
**EARL STEWART TOYOTA**  
1215 U.S. HIGHWAY NO. 1  
LAKE PARK, FLORIDA

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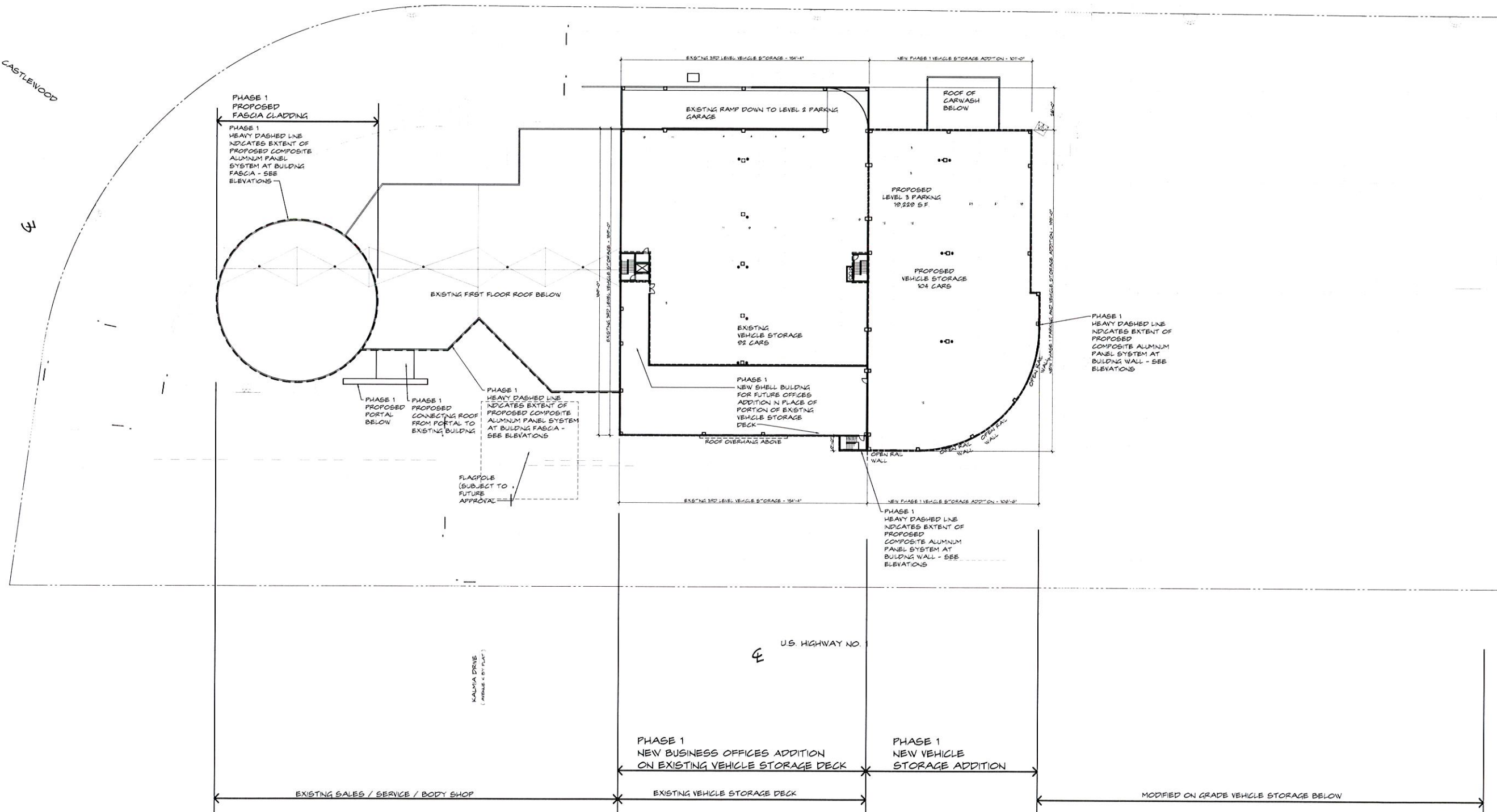
Revisions

Project no: 13106  
Date: 02/18/2015  
Drawn by: MA  
Project Architect: JG  
Partner: KS



CASTLEWOOD

3



FLAGPOLE (SUBJECT TO FUTURE APPROVAL)

KALVIA DRIVE (AVENUE & BY PLAN)

U.S. HIGHWAY NO. 4

PHASE 1 NEW BUSINESS OFFICES ADDITION ON EXISTING VEHICLE STORAGE DECK

PHASE 1 NEW VEHICLE STORAGE ADDITION

EXISTING SALES / SERVICE / BODY SHOP

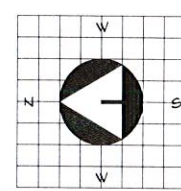
EXISTING VEHICLE STORAGE DECK

MODIFIED ON GRADE VEHICLE STORAGE BELOW

PHASE 1 - 3RD FLOOR AREA CALCULATION	
PHASE 1 PROPOSED CONSTRUCTION	
PROPOSED OPEN VEHICLE STORAGE	10,297 S.F.
PROPOSED TOTAL ADDITION	10,297 S.F.

Community development  
AUG 03 2015

PHASE 1 THIRD FLOOR PLAN

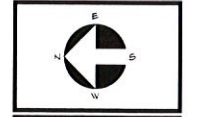


DEALERSHIP EXPANSION FOR:  
**EARL STEWART TOYOTA**  
1215 U.S. HIGHWAY NO. 1  
LAKE PARK, FLORIDA

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Revisions:

Project no: 13106  
Date: 02/18/2015  
Drawn by: MA  
Project Architect: JG  
Partner: KS

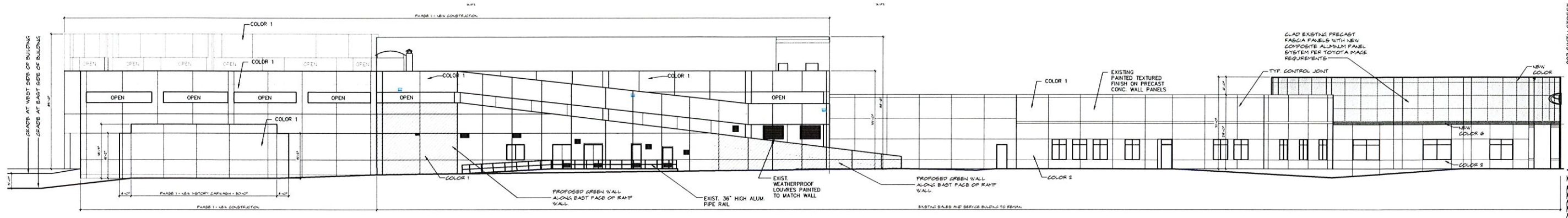


**PH-1  
A-3.0**

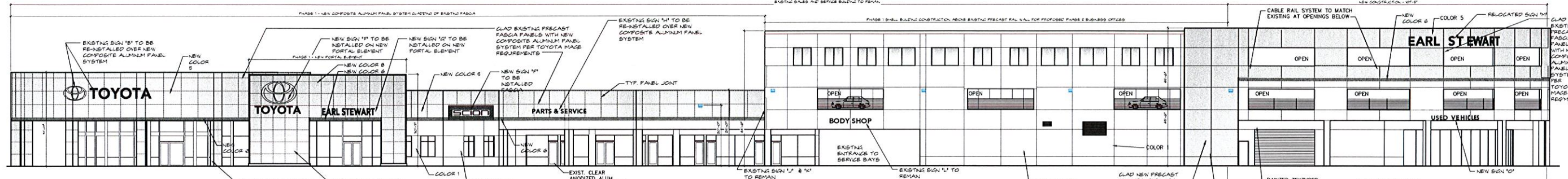


Architecture • Interior Design  
John Glidden • 760.533. • Keith M. Spina • 407.319

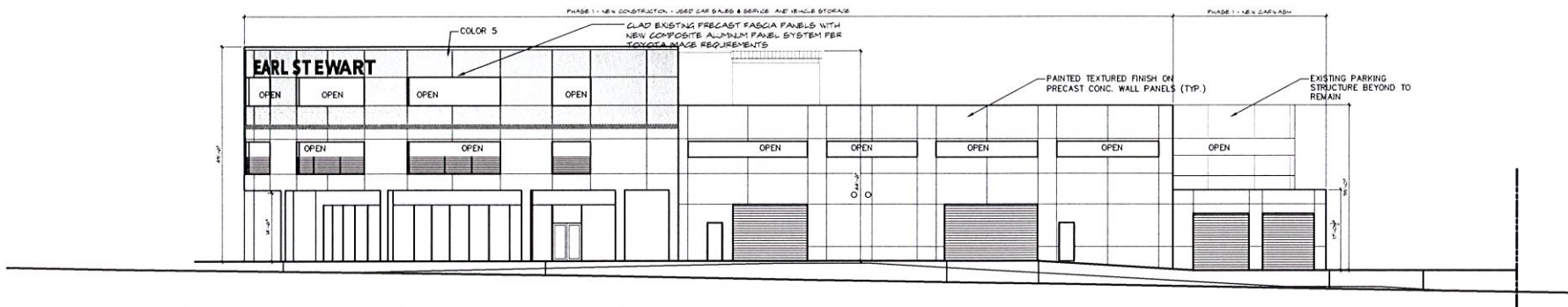
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4 PHASE 1 - EAST ELEVATION  
SCALE 1/16"=1'-0"



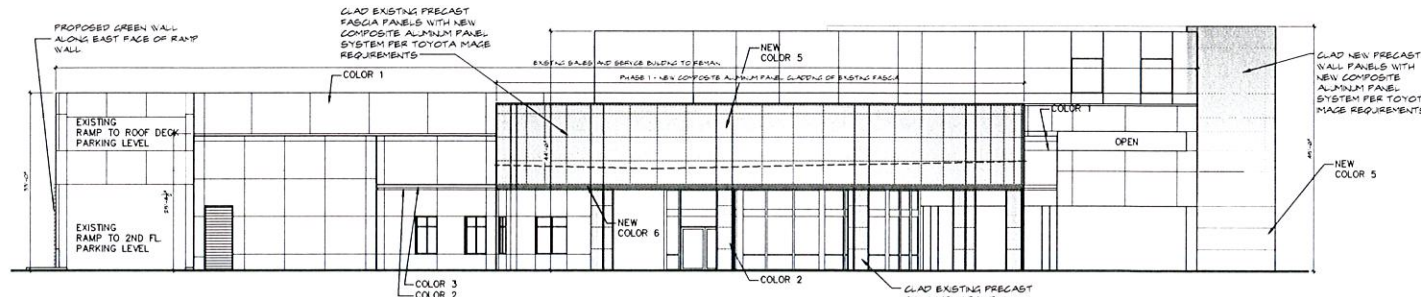
3 PHASE 1 - WEST ELEVATION  
SCALE 1/16"=1'-0"



2 PHASE 1 - SOUTH ELEVATION  
SCALE 1/16"=1'-0"

**COLOR LEGEND - TO MATCH EXIST**

- EXISTING COLOR 1  
FIELD COLOR  
SINTOOD 'PEARLY WHITE'
- EXISTING COLOR 2  
ACCENT FIELD COLOR (COVINGS)  
SIN FOX 'ROBOSOR GRAY'
- EXISTING COLOR 3  
ACCENT BAND  
TOYOTA RED RAL 3001 'SIGNAL RED'
- STOREFRONT  
CLEAR ANODIZED ALUMINUM
- GLASS  
1/4" CLEAR TEMPERED GLASS
- EXISTING COLOR 4  
HOLLOW METAL DOORS, FRAMES AND  
OVERHEAD ROLLING DOORS
- NEW COLOR 5  
COMPOSITE ALUMINUM PANEL SYSTEM FASCIA  
COLOR TOYOTA SILVER
- NEW COLOR 6  
COMPOSITE ALUMINUM PANEL SYSTEM FASCIA  
COLOR TOYOTA RED
- NEW COLOR 7  
TRANSLUCENT GLASS AT PORTAL  
COLOR SOLERA TRANSLUCENT WHITE
- NEW COLOR 8  
COMPOSITE ALUMINUM PANEL TRM AT PORTAL  
COLOR TOYOTA WHITE
- NEW COLOR 9  
LOWEDED ALUMINUM SOLAR SHADES  
COLOR COASTAL PLAN (SUNSHS)

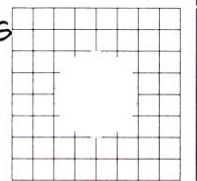


1 PHASE 1 - NORTH ELEVATION  
SCALE 1/16"=1'-0"

Community  
AUG 03 2015  
Development

PHASE 1  
EXTERIOR ELEVATIONS

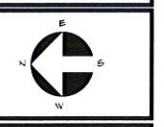
SCALE : 1/16" = 1'-0"



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Revisions:

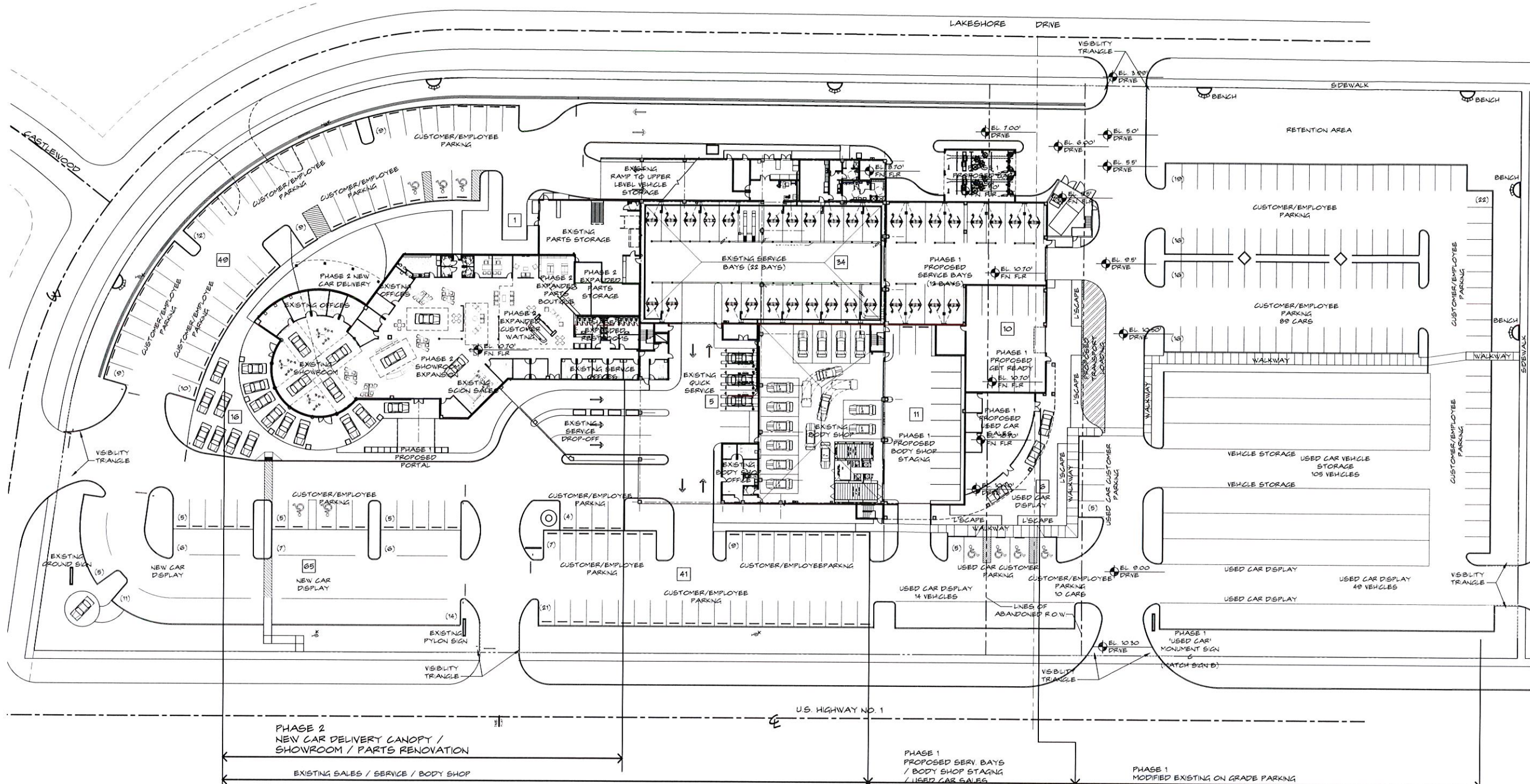



PH-1  
A-4.0

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Architecture • Interior Design  
John Glidden Architects • Keith W. Spina • JAS/STW



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Architecture • Interior Design  
John Gliddens • ARSUSA • Keith M. Spina • ARTIST

DEALERSHIP EXPANSION FOR:  
**EARL STEWART TOYOTA**  
1215 U.S. HIGHWAY NO. 1  
LAKE PARK, FLORIDA

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BUILDING HEIGHT COMPARISON			
GRADE AT THE EAST PROPERTY LINE IS APPROXIMATELY 5' BELOW THE GRADE AT THE WEST PROPERTY LINE			
HEIGHT ABOVE GRADE ALONG THE EAST PROPERTY LINE			
EXISTING SHOWROOM	36'-0"	36'-0" (EXIST. TO REMAN)	NA
PARKING (EAST PARAPET WALL OF UPPER LEVEL)	38'-0"	38'-0"	NA
ROOF OF ELEVATOR / STAIR	49'-6"	49'-6" (EXIST. TO REMAN)	NA
ROOF OF 3RD LEVEL OFFICES	NA	50'-6"	NA
EAST PARAPET WALL OF TOP LEVEL OF PARKING GARAGE	NA	NA	34'-6"
TOP OF EAST STAIR TOWER OF PARKING GARAGE	NA	NA	42'-6"
TOP OF EAST TRELIS OF PARKING GARAGE	NA	NA	42'-0"
HEIGHT ABOVE GRADE ALONG THE WEST PROPERTY LINE			
EXISTING SHOWROOM	31'-0"	31'-0" (EXIST. TO REMAN)	NA
WEST PARAPET WALL OF UPPER PARKING (3RD LEVEL)	33'-0"	45'-6"	NA
ROOF OF ELEVATOR / STAIR	44'-6"	44'-6"	NA
ROOF OF 3RD LEVEL OFFICES	NA	44'-6"	NA
WEST PARAPET WALL OF TOP LEVEL OF PARKING GARAGE	NA	NA	34'-6"
TOP OF WEST STAIR TOWER OF PARKING GARAGE	NA	NA	45'-0"
TOP OF WEST TRELIS OF PARKING GARAGE	NA	NA	42'-0"
HEIGHT ABOVE GRADE ALONG THE SOUTH PROPERTY LINE			
EXISTING BUILDING	EXISTING BUILDING	PROPOSED EXPANSION	PROPOSED GARAGE
SOUTH PARAPET WALL OF TOP LEVEL OF PARKING GARAGE	NA	NA	34'-6" (EAST)/34'-6" (WEST)
TOP OF EAST STAIR TOWER OF PARKING GARAGE	NA	NA	42'-6"

OVERALL BUILDING AREA			
ENCLOSED INTERIOR - 1ST LEVEL	EXISTING BUILDING	PROPOSED EXPANSION	TOTAL
ENCLOSED INTERIOR - 3RD LEVEL	46,702 S.F.	19,257 S.F.	65,959 S.F.
COVERED EXTERIOR	0 S.F.	7,452 S.F.	7,452 S.F.
PARKING - 2ND LEVEL	14,131 S.F.	2,918 S.F.	17,049 S.F.
PARKING - 3RD LEVEL	28,034 S.F.	19,297 S.F.	47,331 S.F.
		19,297 S.F.	39,870 S.F.
		** DELETED 7,452 S.F. EXISTING PARKING FOR NEW 3RD LEVEL OFFICES INCLUDED IN ENCLOSED INTERIOR	177,670 S.F.

INVENTORY PARKING	
PHASE 1 & 2	932 CARS
PHASE 1, 2 & 3	1,267 CARS

**PHASE 2 - FIRST FLOOR / SITE PLAN**  
**AREA CALCULATION**

NO PHASE 2 GROUND LEVEL CONSTRUCTION

**PHASE 2 1ST FLOOR/SITE PLAN**

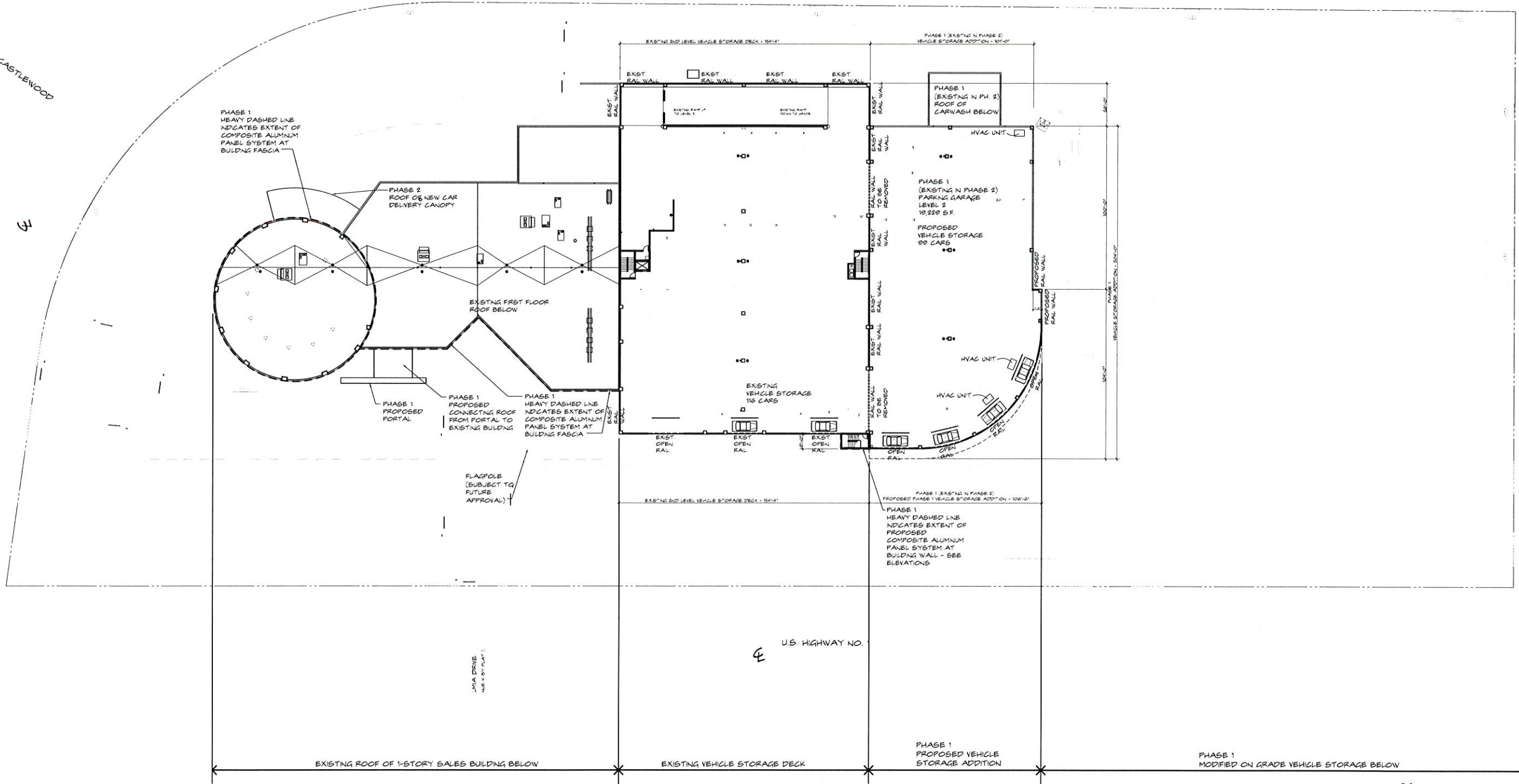
SCALE: 1"=30'-0"

Community  
AUG 03 2015  
development

Revisions
1. 02/18/2015 Checked by: MA Designed by: JG Drawn by: KS

**PH-2 SP-1**

10 CASTLEWOOD



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Architects - Interior Design  
John Glidden #66526 • Keith M. Spina # 415414

DEALERSHIP EXPANSION FOR:  
**EARL STEWART TOYOTA**  
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LAKE PARK, FLORIDA

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Revisions:


Project no: 13106  
Date: 02/18/2015  
Drawn by: MA  
Project Architect: JG  
Partner: KS



**PH-2  
A-2.0**

**PHASE 2 - 2ND FLOOR  
(EXISTING FROM PHASE 1)  
AREA CALCULATION**

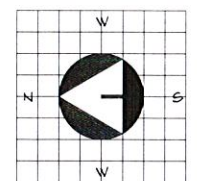
NO NEW PHASE 2 SECOND FLOOR AREA

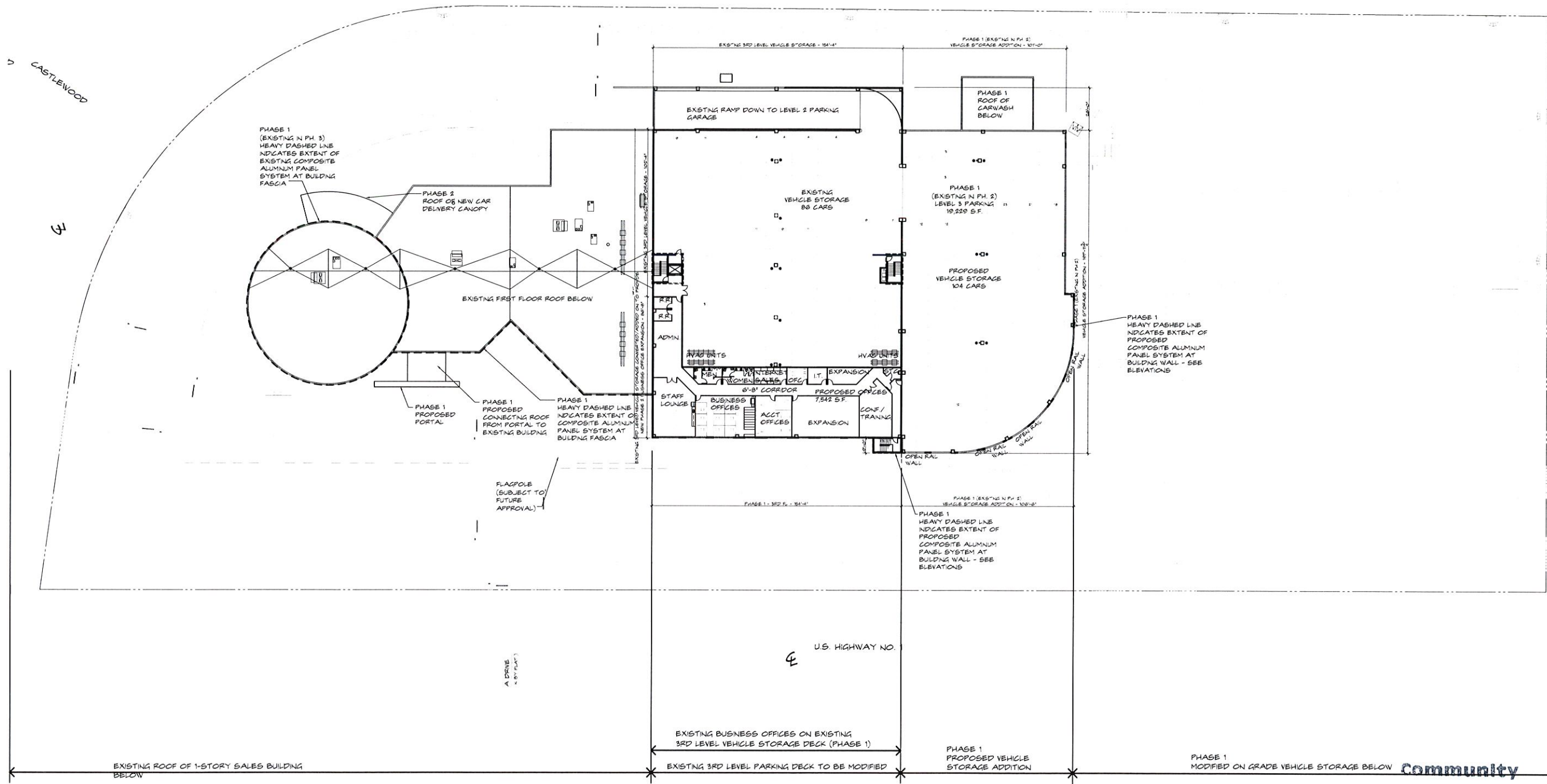
Community  
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PHASE 2  
SECOND FLOOR PLAN

SCALE: 1" = 30'-0"

0 15' 30' 60' 120'





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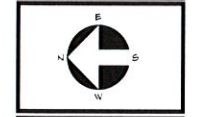
Architecture • Interior Design  
 John Glidden #A6533 • Keith M. Spina #A13179

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**EARL STEWART TOYOTA**  
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Revisions

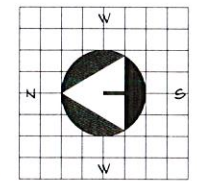
Project no: 13106  
 Date: 02/18/2015  
 Drawn by: MA  
 Project Architect: JG  
 Partner: KS



**PH-2  
 A-3.0**

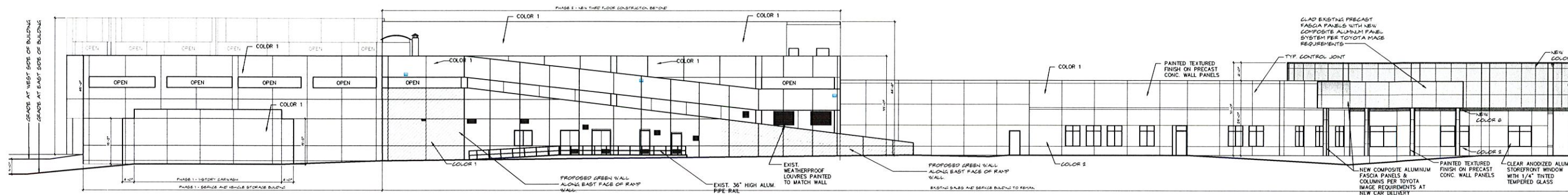
PHASE 2 - 3RD FLOOR AREA CALCULATION	
PHASE 2 PROPOSED CONSTRUCTION PROPOSED BUSINESS OFFICES PROPOSED TOTAL ADDITION (PHASE 1 + 2)	7,492 S.F.

PHASE 2  
 THIRD FLOOR PLAN

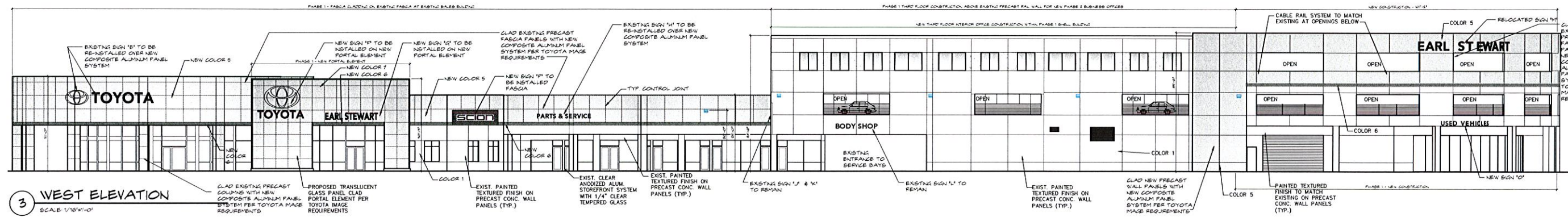


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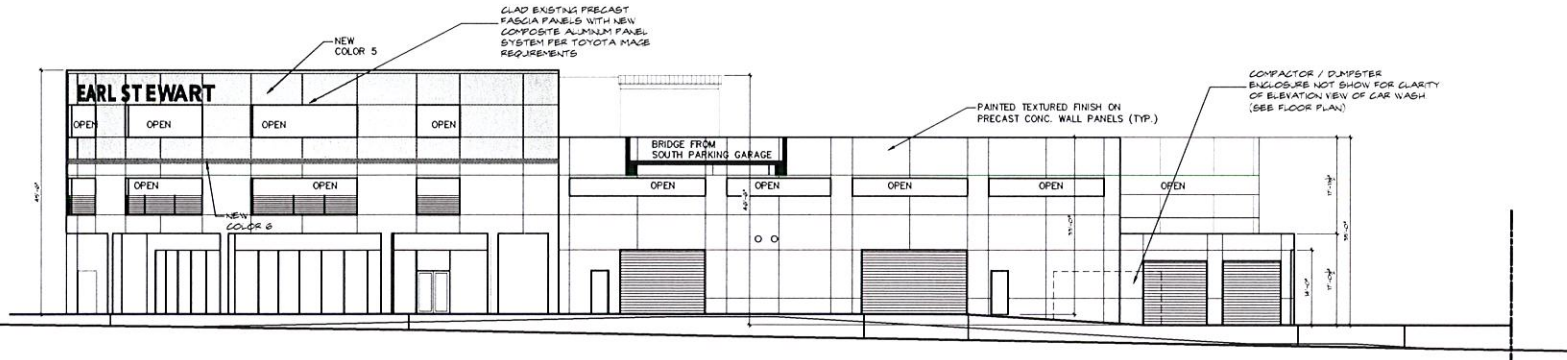
Community



4 EAST ELEVATION  
SCALE: 1/8"=1'-0"



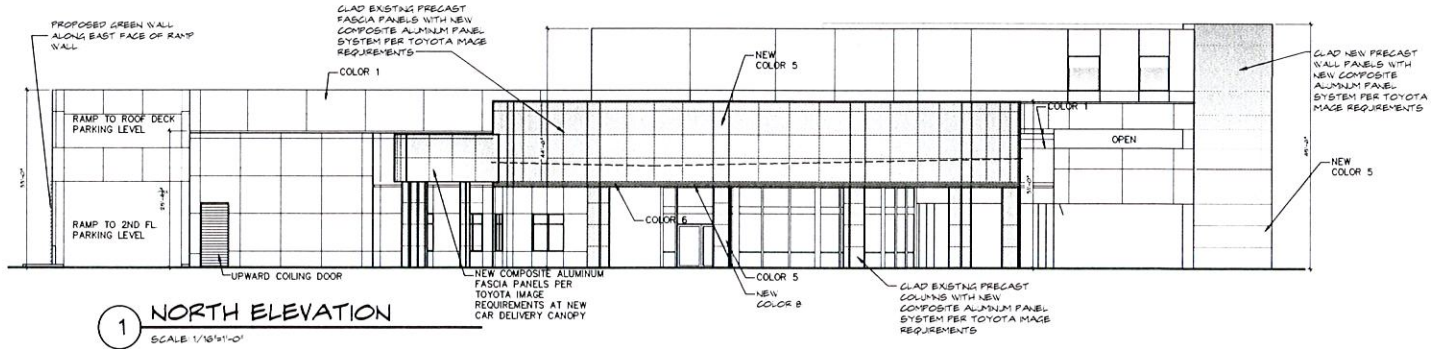
3 WEST ELEVATION  
SCALE: 1/8"=1'-0"



2 SOUTH ELEVATION  
SCALE: 1/8"=1'-0"

**COLOR LEGEND - TO MATCH EXIST**

- EXISTING COLOR 1  
FIELD COLOR  
SUNOOD 'PEARLY WHITE'
- EXISTING COLOR 2  
ACCENT FIELD COLOR (COLUMNS)  
SN 105 'BICOLORE GREY'
- EXISTING COLOR 3  
ACCENT BAND  
TOYOTA RED RAL 3001 'SIGNAL RED'
- STOREFRONT  
CLEAR ANODIZED ALUMINUM  
GLASS  
1/4" CLEAR TEMPERED GLASS
- EXISTING COLOR 4  
HOLLOW METAL DOORS, FRAMES AND  
OVERHEAD ROLLING DOORS
- NEW COLOR 5  
COMPOSITE ALUMINUM PANEL SYSTEM FACIA  
COLOR 'TOYOTA BLUE'
- NEW COLOR 6  
COMPOSITE ALUMINUM PANEL SYSTEM FACIA  
COLOR 'TOYOTA RED'
- NEW COLOR 7  
TRANSPARENT GLASS AT PORTAL  
COLOR 'BOYERA TRANSPARENT WHITE'
- NEW COLOR 8  
COMPOSITE ALUMINUM PANEL TRM AT PORTAL  
COLOR 'TOYOTA WHITE'
- NEW COLOR 9  
LOWEDED ALUMINUM SOLAR SHADES  
COLOR 'COASTAL PLAN (SN90S)'



1 NORTH ELEVATION  
SCALE: 1/8"=1'-0"

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FL LIC # 242002399

**GLIDDENS PINNA**  
+ PARTNERS

Architecture • Interior Design  
John Gliddens #66538 • Keith M. Spina # 813119

DEALERSHIP EXPANSION FOR:  
**EARL STEWART TOYOTA**  
1215 U.S. HIGHWAY NO. 1  
LAKE PARK, FLORIDA

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Revisions


Project no: 13105  
Date: 02/04/2015  
Drawn by: MA  
Project Architect: JG  
Partner: KS



**PH-2  
A-4.0**

Community  
AUG 03 2015  
Development

PHASE 2  
EXTERIOR ELEVATIONS

SCALE: 1/16" = 1'-0"

